



HOME 86



**MANSELL
McTAGGART**
— Trusted since 1947 —

Home 86 – Walstead Park, Scaynes Hill Road, Lindfield, RH16 2QG

Guide Price £550,000 Freehold



Home 86 – Walstead Park, Scaynes Hill Road, Lindfield, RH16 2QG

***WALSTEAD PARK, LINDFIELD – A SUPERB
BRAND NEW DEVELOPMENT OF 3, 4 and 5
BEDROOM HOMES BUILT BY BOVIS
HOMES***

**HOME 86 – ‘THE HAYWARD’ – 3 BEDROOM HOUSE
+ DRIVEWAY and GARAGE. 5% DEPOSIT
CONTRIBUTION UP TO £27,500 + UPGRADES
WORTH £12,500.**

- HOME 86 – The Hayward Design. South East Facing Rear Garden + **Single garage + Driveway Parking**
- Space, character and style with a light, bright, front-facing fitted Kitchen
- Spacious open plan **Sitting/Dining** area which spans the entire width of the property + opens onto the rear garden
- **First Floor:** 3 comfortable Bedrooms
- **Main Bedroom + En-Suite Shower Room**
- Generous modern **Family Bathroom**
- 10 year NHBC Buildmark warranty
- 2 year customer care warranty + Indicative
- Warranty provider NHBC
- Estimated Estate Management Charge £238.00 pa
- ‘The Hayward’ design is a fantastic 3 bedroom home on the Eastern outskirts of highly sought after and vibrant Lindfield village
- Located within a few minutes drive of Haywards Heath + 20 minutes drive from Brighton + Gatwick airport



Home 86 – Walstead Park, Scaynes Hill Road, Lindfield, RH16 2QG

EPC Rating: B and Council Tax Band: TBC

LOCATION – This modern development is situated on the Scaynes Hill Road in the Walstead area of Lindfield, approx two thirds of a mile South East of the picturesque High Street with its traditional range of shops, boutiques, restaurants and churches. There is also a village common which holds several events throughout the year. Open countryside is close by along with Lindfield Golf Course.

BY BUS – A regular bus service runs along the road linking with the village.

SCHOOLS – The village has two excellent primary schools and is the home of Oathall Community College (secondary school) with its own farm. Independent schools are within easy reach and the property is within a mile of Great Walstead Preparatory School.

STATION – Haywards Heath mainline railway station is approx 2 miles distant providing fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

BY ROAD – Access to the major surrounding areas can be gained via the A272, the B2028 and the A/M23, the latter lying approx 7 miles to the west at Bolney or Warninglid.

**MANSELL
McTAGGART**
— Trusted since 1947 —



The Hayward

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	5.10 x 2.50	16' 8" x 8' 2"
Sitting / dining area	7.06 x 5.19	23' 2" x 17' 1"
First floor		
Bedroom 1	5.20 x 3.95	17' 1" x 13' 0"
Bedroom 2	4.70 x 2.76	15' 5" x 9' 1"
Bedroom 3	3.36 x 2.30	11' 0" x 7' 7"

The Hayward | HGVT | Lindfield |
 The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of +/- 10mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

o	o	fls	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	← →	measuring points

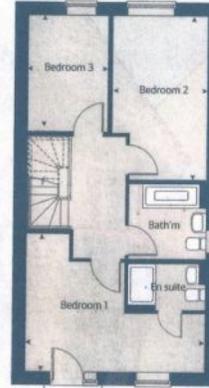
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look on an indicative only. Internal details or fixtures may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window types and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Single variations may occur during construction.

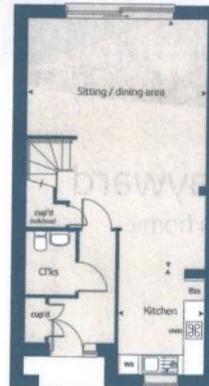
Produced by the Vitary Group Design Studio.
 When you have finished with this leaflet please recycle it.
 Lindfield OS2670 / 03/24



First floor



Ground floor



Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.