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**Home 87 – Walstead Park, Scaynes Hill Road, Lindfield, RH16 2QG**

**Guide Price £745,000 Freehold**





## Home 87 – 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 87 – ‘THE PONTIN’ DESIGN – A BRAND NEW  
VILLAGE PROPERTY ON A CORNER PLOT  
PROVIDING 4 BEDROOMS AND 3 BATH/SHOWERS  
+ PARKING and GARAGE**

- **Reception Hall** with stairs to first floor
- Ground floor **Cloakroom/WC**
- Generous **Kitchen** fitted units and appliances  
+ doors to garden
- Adjoining double aspect **Dining Room**
- Double aspect **Sitting Room** with **Study Area**
- **First Floor – 4 Bedrooms**
- **2 En-Suites**
- Separate modern white **Family Bathroom**
- Enclosed South East facing **Rear Garden** laid to  
patio and lawn
- **Driveway** + **Garage** alongside the property
- Warranty provider NHBC
- Estimated Estate Management Charge  
£238.00 pa
- 10 year NHBC Buildmark warranty
- 2 year customer care warranty
- Located within a few minutes drive of  
Haywards Heath + 20 minutes drive from  
Brighton + Gatwick





# Home 87 – Walstead Park, Scaynes Hill Road, Lindfield, RH16 2QG

**EPC Rating 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.





## The Pontin 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.23 x 3.93	13' 11" x 12' 11"
Sitting room / Study	6.99 x 4.05	22' 11" x 13' 4"
Dining room	3.93 x 2.61	12' 11" x 8' 7"

First floor	metres	feet / inches
Bedroom 1	4.04 x 3.17	13' 3" x 10' 5"
Bedroom 2	3.50 x 3.38	11' 6" x 11' 1"
Bedroom 3	4.05 x 2.83	13' 4" x 9' 4"
Bedroom 4	3.90 x 2.20	12' 11" x 7' 3"

**The Pontin | H6 v5 Lindfield |**  
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 10mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

oven	oven	cup	hot water cylinder
fr	hob	in	wardrobe
ds	dishwasher space	cup'd	outboard
ws	washing machine space	me	measuring points
fr	fridge freezer		

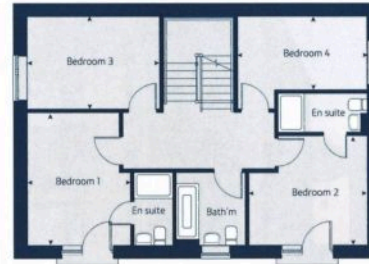
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or fixtures may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles 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. Slight variations may occur during construction.

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Lindfield OS06770 / B3 2A



First floor



Ground floor



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