



Lewes Road, Lindfield, RH16 2



Mark Revill & Co

Lewes Road, Lindfield, West Sussex, RH16 2

Guide Price £495,000 - Freehold

An attractive 2 double bedroom detached chalet style house offering bright, spacious and well planned accommodation including sitting room, dining room, 16ft kitchen/breakfast room and bathroom on the ground floor. The property features gas fired central heating and replacement double glazing throughout. Outside, there is a detached garage approached by a block paved driveway providing parking for three vehicles, and the attractive rear garden features a paved terrace and area of lawn, being fully enclosed, and providing privacy and seclusion.

Conveniently situated within a stone's throw of the picturesque High Street offering a range of traditional shops including, butcher, baker, greengrocer, post office and a supermarket open 7 days a week. Other village amenities include modern medical centre, village hall, parish church and regular bus service. Haywards Heath is a short distance away, providing a comprehensive range of shopping and leisure facilities together with a mainline station providing fast routes to London and the South Coast.



Double glazed replacement front door to:

Entrance Hall Staircase to first floor with good size under stairs coats/storage cupboard. Telephone point. 2 double glazed replacement windows. Radiator. Glazed panelled door to:

Sitting Room 12'10" x 10'10" (3.91m x 3.30m) Double aspect. TV aerial point. Radiator. Double glazed replacement window to front and double glazed replacement casement doors to outside. Wide opening to:

Dining Room 12'10" x 10'10" (3.91m x 3.30m) Double aspect. Radiator. 2 double glazed replacement windows.

Kitchen/Breakfast Room 16'3" x 11'0" (4.95m x 3.35m) Double aspect. Long fitted work surface with inset sink unit and mixer tap with cupboards, drawers and plumbing for washing machine below. Inset 4 ring gas hob with built in oven below and extractor hood over flanked by wall cupboards. Walk-in storage cupboard with light point. Tall recess ideal for upright fridge freezer. Built in shelved larder and storage cupboard with cupboards over. 2 double glazed replacement windows. Radiator. Ceiling downlighters. Part tiled walls. Double glazed replacement door to rear garden.

Bathroom Suite comprising panelled bath with wall mounted shower above in tiled surround with glazed screen, pedestal wash hand basin and low level wc. Double glazed replacement window. Radiator. Fully tiled walls.

First Floor

Landing Tall shelved recess. Door to:

Bedroom 1 13'0" x 12'2" (3.96m x 3.71m) 2 fitted double wardrobes with floor-to-ceiling sliding doors and central chest of drawers. Radiator. Telephone point. Double glazed replacement window.

Bedroom 2 With Shower 12'0" x 10'11" (3.66m x 3.33m) Built in wardrobe. Eaves storage cupboard. Fully tiled shower cubicle with 'Mira' shower. Hatch to loft space. Radiator. 2 double glazed replacement windows.

Cloakroom Suite comprising low level wc and corner wash hand basin. Shaver/light point. Double glazed replacement window.

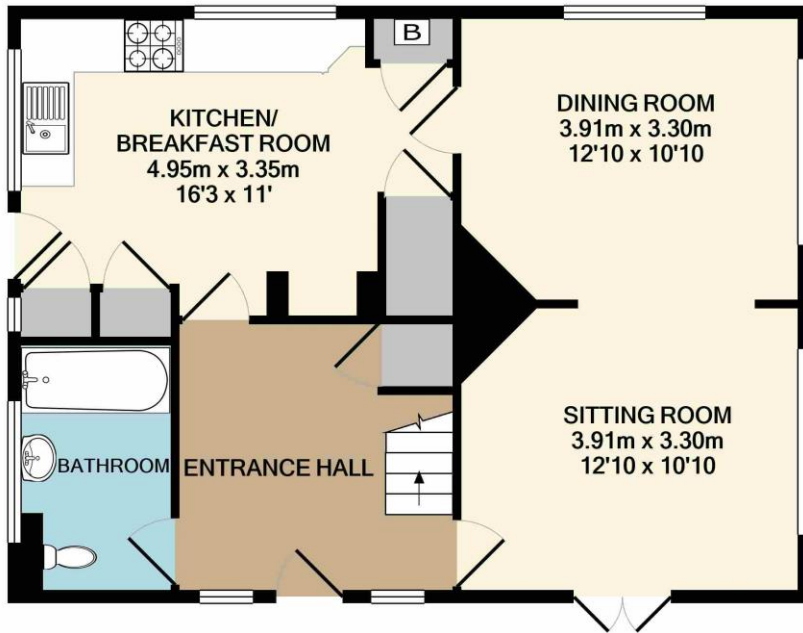
Outside

Detached Garage 13'7" x 8'0" (4.14m x 2.44m) With timber double doors. The garage is approached by a block paved driveway providing off road parking for three vehicles.

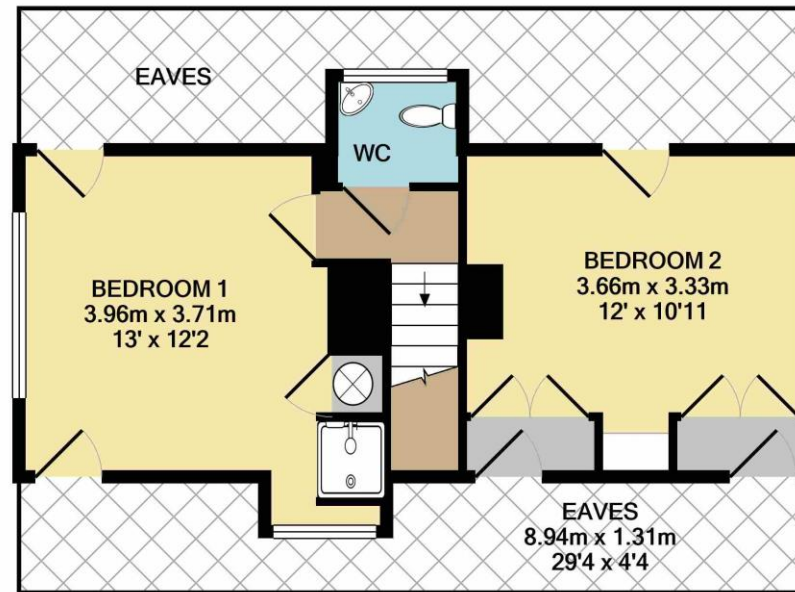
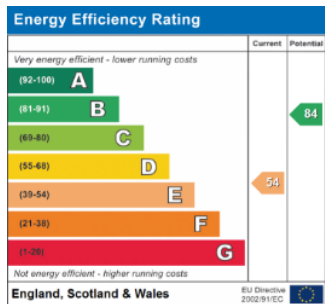
Front Garden Mature flower and shrub beds. Access to either side of the property to:

Rear Garden Arranged mainly as lawn with borders and beds containing a variety of flowers, plants and shrubs. Shaped paved patio with brick retaining wall. Trellis enclosed gravelled and paved area with greenhouse and timber shed. Area to the side of property. Additional paved side access planted with shrubs and with wrought iron gate to driveway. The garden is fully enclosed with timber fencing and a brick wall offering privacy and seclusion.





GROUND FLOOR
APPROX. FLOOR
AREA 57.7 SQ.M.
(621 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M.
(367 SQ.FT.)

TOTAL APPROX. FLOOR AREA 91.8 SQ.M. (988 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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