



**12 Savill Road**  
**Lindfield, West Sussex, RH16 2NX**



**Mark Revill & Co**

## 12 Savill Road Lindfield, RH16 2NX

**Guide Price £1,000,000 - Freehold**

An attractive and well presented 1950's detached family house having been extended and improved by the current owner to include an impressive open plan fitted kitchen/dining room leading to a family room overlooking the rear garden, a separate large sitting room and a utility room. There are 6 bedrooms and 3 bath/shower rooms arranged over 3 floors, with 2 en-suite bedrooms with Juliette balconies. A particular feature of the property is the delightful plot which extends in all to 0.31 of an acre with a large rear area of lawn bordered by mature herbaceous and shrub beds and an abundance of specimen trees. There is also a useful detached timber home office/studio for those needing to work from home and a hot tub to unwind at the end of the day. The property further benefits from an integral garage approached by a block paved driveway providing further off road parking.

Situated in a delightful sought after location in a mature residential road within easy reach of the village centre with its historic High Street and picturesque duck pond including an excellent variety of traditional shops, supermarket, coffee shops, restaurants, inns and churches. Other local amenities include well regarded schools catering from nursery through to secondary education. Haywards Heath with further comprehensive shopping facilities and the railway station is about 1.5 miles away and offers a fast and frequent commuter service to London (Victoria and London Bridge 47 minutes).







Approximate total area<sup>(1)</sup>

2471.45 ft<sup>2</sup>  
229.61 m<sup>2</sup>

Reduced headroom

114.00 ft<sup>2</sup>  
10.59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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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