



The Platt
Lindfield, West Sussex, RH16 2



Mark Revall & Co

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Guide Price £660,000 - Freehold

A superb 4 bedroom detached house having been comprehensively modernised and improved by the current owners. The accommodation features an 18ft bay fronted sitting room, study, family room and a superb bespoke open-plan kitchen and dining room with bi-folding doors opening onto the garden. Further features include a modern en-suite shower room to the master bedroom, family bathroom and ground floor cloakroom. The property benefits from double glazing throughout and gas fired central heating. Outside, there is an integral garage, driveway, front garden and a delightful rear garden with paved terrace and good sized area of lawn, being well screened providing privacy and seclusion. The property is brought to the market with the advantage of no onward chain.

Situated in a popular cul-de-sac and less than a mile from Lindfield's picturesque and historic High Street offering traditional shops, inns, churches, medical centre and well regarded schooling. Haywards Heath is also close at hand offering a wider range of shops, an array of restaurants and a modern leisure centre. The property is also within walking distance of the main line station providing an excellent commuter service to London, Gatwick Airport and the south coast.



Large Recessed Covered Entrance Outside light point. Double glazed composite replacement front door to:

Hall Shoe storage area. Radiator. Wood laminate flooring. Staircase to first floor. Door to:

Cloakroom White suite comprising low level wc and pedestal wash hand basin with mixer tap and cupboard below. Extractor fan. Radiator. Tiled flooring.

Sitting Room 18'8" into bay x 11'3" (5.69m x 3.43m) A bright bay fronted room with feature stone fireplace and inset coal effect gas fire. 2 wall light points. 2 radiators. Double glazed replacement window. Wide opening to:

Study 11'4" x 10'5" (3.45m x 3.18m) Radiator. Double glazed replacement window. Door to:

Superb Open Plan Kitchen & Dining Room 22'11" x 13'8" narrowing to 10'5" (6.99m x 4.17m) A bespoke kitchen supplied and fitted by HKS, comprising of painted timber units and quartz work surfaces incorporating long fitted work surface with inset one and a half bowl stainless steel sink unit and mixer tap with drawers, cupboards and built in dishwasher below. Quality Britannia range cooker with extractor above and quartz splash back. Further long fitted work surface with inset stainless steel sink unit and mixer tap with drawers, cupboards and plumbing for washing machine below. Range of fitted wall cupboards. Space for American style fridge/freezer with adjacent cupboards. Tiled flooring throughout with **underfloor heating**. Ceiling downlighters. High quality double glazed Schuco aluminium bi-folding doors leading to rear garden and terrace. Large built in understair storage cupboard. Double glazed window.

Family Room 16'0" x 8'2" (4.88m x 2.49m) Radiator. Wood laminate flooring. Door to garage. Double glazed window.

First Floor

Landing Drop down hatch to roof space. Built in airing cupboard. Door to:

Bedroom 1 14'10" x 11'6" (4.52m x 3.51m) Fitted double wardrobe cupboard with mirrored sliding doors. Radiator. Double glazed replacement window. Door to:

En-Suite Shower Room Suite comprising fully tiled shower enclosure with curved glazed doors, low level wc and inset wash hand basin with mixer tap, and drawers and cupboards below. Tiled flooring. Ladder towel warmer/radiator. Extractor fan. Wall mounted mirror with adjacent cupboard. Double glazed replacement window.

Bedroom 2 11'10" x 10'9" narrowing to 8'4" (3.61m x 3.28m) Built in double wardrobe cupboards with mirrored doors. Radiator. Built in over stair storage cupboard.

Bedroom 3 11'4" x 8'3" (3.45m x 2.51m) Radiator. Double glazed replacement window.

Bedroom 4 10'7" narrowing to 7'7" x 9'7" (3.23m x 2.92m) Radiator. Double glazed replacement window.

Family Bathroom Modern white suite comprising panelled bath with mixer tap and wall mounted shower above in tiled surround, low level wc and inset wash hand basin with mixer tap. Tiled flooring. Ladder towel warmer/radiator. Double glazed replacement window.

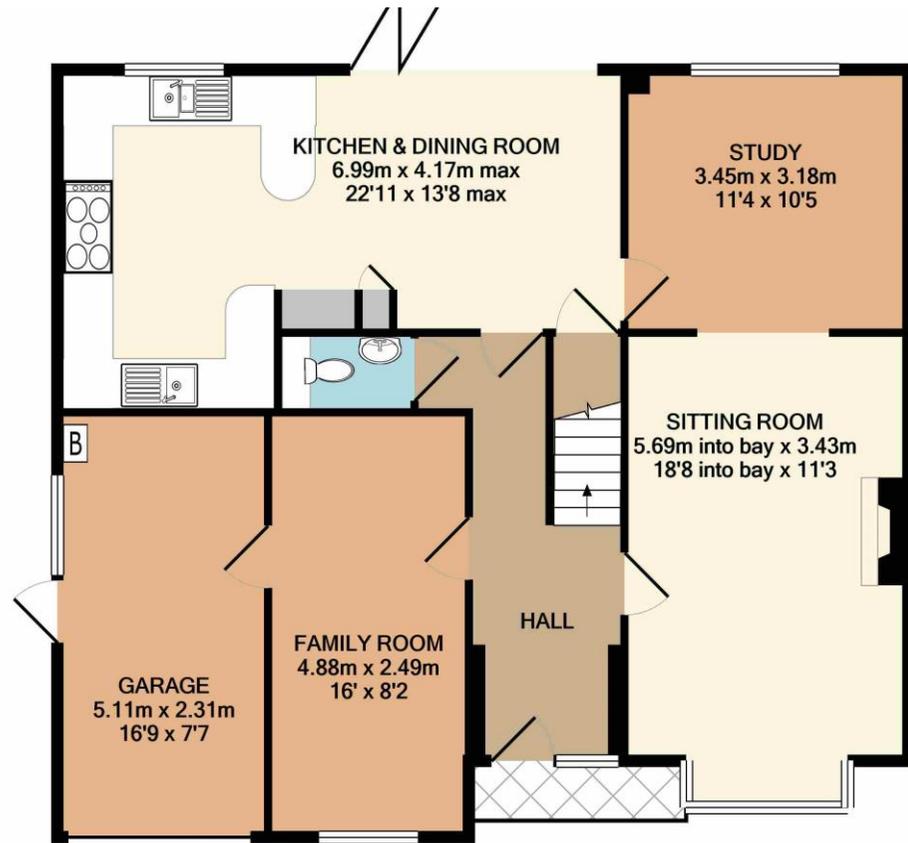
Outside

Integral Garage 16'9" x 7'7" (5.11m x 2.31m) Up and over door. Light and power. Double glazed window and door to side. Wall mounted gas fired boiler. The property is approached by a driveway providing parking for two vehicles.

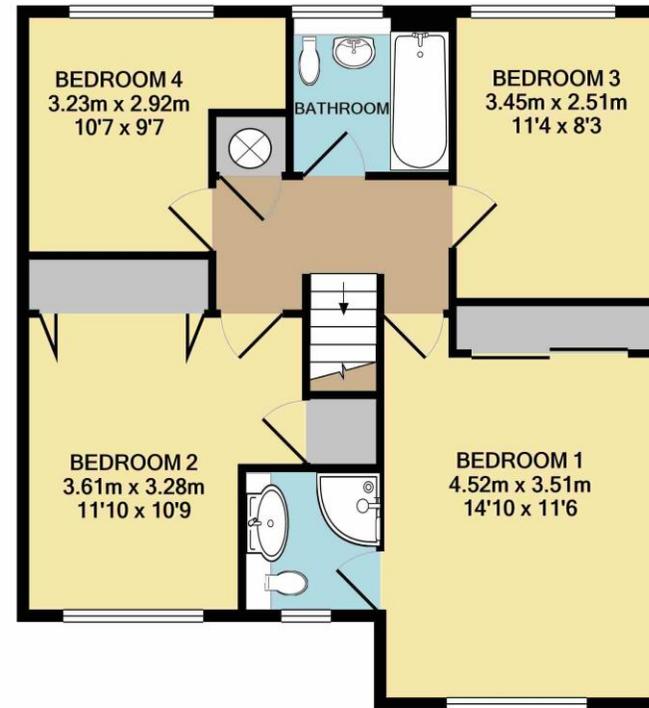
Front Garden Area of lawn with flower and shrub borders. Gate and side access to:

Delightful Rear Garden Large paved terrace adjoining the side and rear of the property with steps up to a good sized area of lawn with attractive flower and shrub borders. The rear garden is fully enclosed by fencing, hedging and a brick wall providing good privacy and seclusion. Outside light point, water tap and power socket.



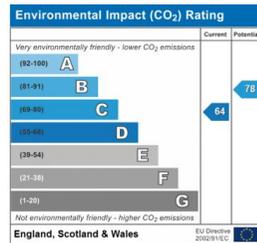
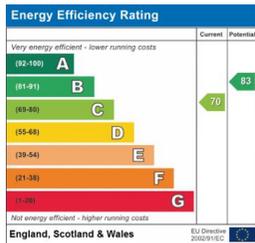


GROUND FLOOR
APPROX. FLOOR
AREA 91.2 SQ.M.
(981 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 59.9 SQ.M.
(645 SQ.FT.)

TOTAL APPROX. FLOOR AREA 151.1 SQ.M. (1627 SQ.FT.)



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.

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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