



High Street, Lindfield, West Sussex, RH16 2HH



Mark Reville & Co

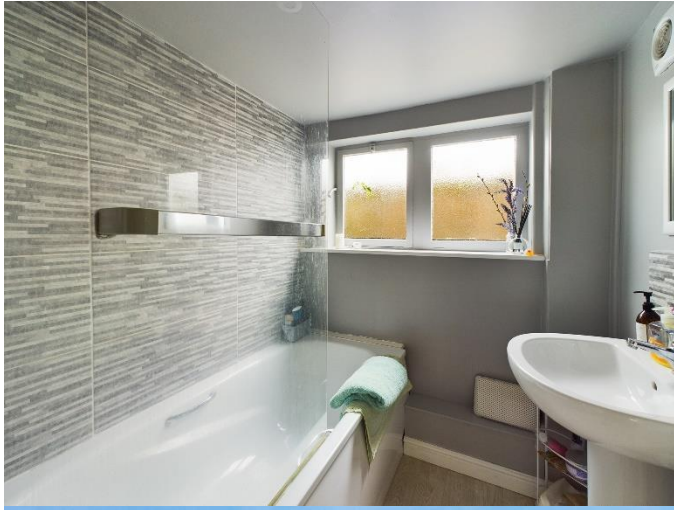
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Guide Price £625,000 - Freehold

Bay Pond Cottage is a pretty and distinctive weather boarded detached period cottage set in the Conservation Area with a lovely outlook to the front over the village pond. Local historians date the property back to circa 1830, which has been extended with a two storey addition to the rear and has had a new slate tiled roof in recent years. The property now requires extensive updating and modernisation but recently was granted planning permission (DM/22/3459) to extend the cottage with a 2 storey extension to provide 3 bedrooms and a larger kitchen/dining room. There is unrestricted parking outside the cottage and in nearby car parks. The attractive rear garden is a feature, offers good privacy and seclusion and features a detached timber summerhouse/store which could provide a useful home office if required.

Pleasantly situated in this sought after location at the southerly end of the High Street, close to the common and within a short stroll to the many interesting shops and amenities the village offers including a supermarket, Post Office, coffee shops, restaurants and a choice of pubs. Local amenities also include the village hall, medical centre and several churches. The main town of Haywards Heath is just over a mile away and provides further shopping facilities and the main line railway station.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

806.02 ft²
74.88 m²

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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