



Sunte Avenue, Lindfield, West Sussex, RH16 2AB

 Mark Revall & Co

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Price £460,000 - Freehold

An older style bay fronted 3 bedroom semi-detached house requiring general updating and redecoration. The delightful, large rear garden is a particular feature extending to 220ft in length and is well screened by hedging, trees and shrubs, offering good privacy and seclusion and enjoys a favoured southerly aspect. It benefits from a sitting room with bay window and open fireplace, a separate lounge/dining room, small conservatory, kitchen and a downstairs cloakroom. On the first floor there are 3 bedrooms and a refitted shower room. To the front of the property there is a driveway providing parking for 2 cars.

Conveniently situated in this most popular location within walking distance to both Haywards Heath main line station (London Bridge & Victoria 47 minutes) and Lindfield's pretty village High Street providing a variety of traditional shops, supermarket, coffee shops, restaurants and pubs. Other local amenities also include a modern medical centre, village hall, several churches and highly regarded primary and secondary schools catering for all age ranges. The adjacent town of Haywards Heath also provides comprehensive shopping and leisure facilities.



Covered Entrance Porch Replacement front door to:

Entrance Hall Staircase to first floor with understairs storage recess. Night storage heater.

Sitting Room 13'0" into bay x 11'7" (3.96m x 3.53m) Tiled open fireplace. 2 wall light points. Double glazed windows. TV aerial point.

Lounge/Dining Room 18'6" x 12'1" (5.64m x 3.68m) Nights storage heater. Double glazed replacement window and door to conservatory. Archway to kitchen. Door to:

Cloakroom White suite comprising low level wc. Corner wash hand basin.

Kitchen 10'10" x 6'0" (3.30m x 1.83m) Fitted in light oak fronted units comprising work surface with inset sink unit with mixer tap, drawers and cupboards below. Electric cooker point. Plumbing for washing machine. Wall cupboard. Part tiled walls. Double glazed replacement windows and door to garden.

Conservatory 7'6" x 6'5" (2.29m x 1.96m) Double doors to terrace.

First Floor

Landing Double glazed replacement window. Hatch to roof space.

Bedroom 1 11'5" x 11'1" (3.48m x 3.38m) Double glazed replacement window. Night storage heater.

Bedroom 2 12'1" x 10'0" (3.68m x 3.05m) Double glazed replacement window. Night storage heater. Fitted shallow wardrobe cupboard and fitted airing cupboard.

Bedroom 3 8'2" x 8'2" (2.49m x 2.49m) Double glazed replacement window. Night storage heater.

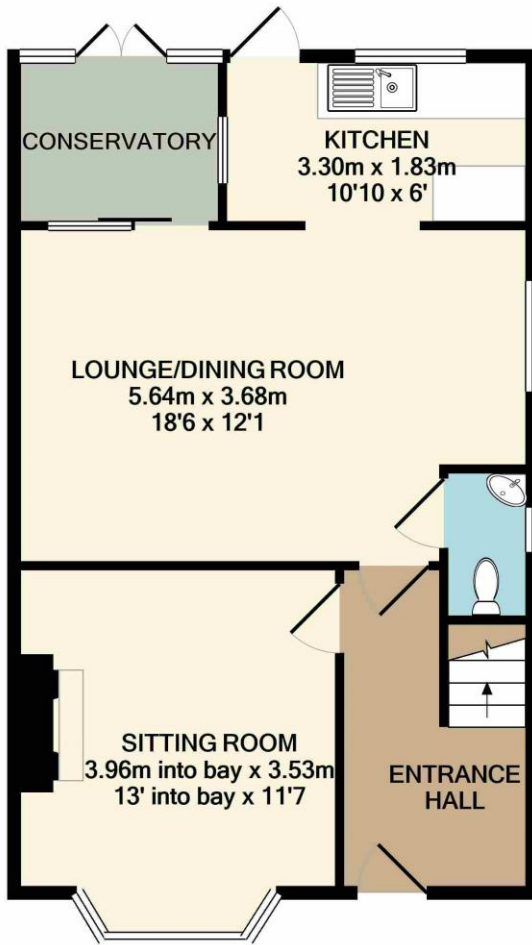
Shower Room White suite comprising shower enclosure with fitted electric shower in tiled surround and glass door. Wash hand basin with cupboards below. Low level wc. Ladder towel warmer. Part tiled walls.

Outside

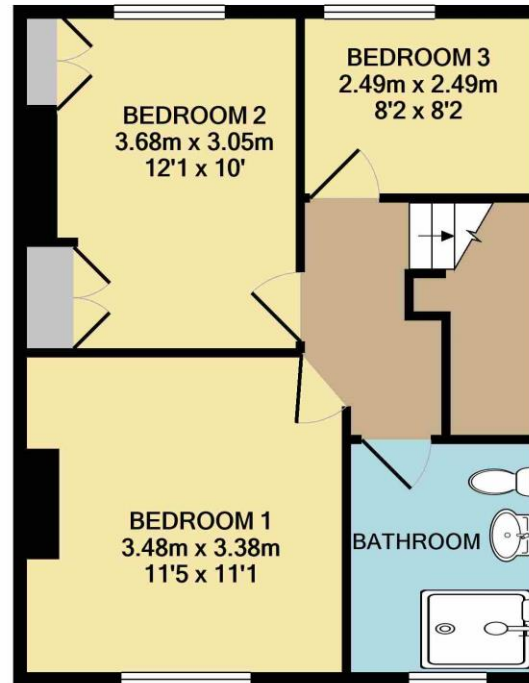
Front Garden Driveway with parking for 2 cars. Wide flower and shrub bed. Hedging to either side. Gate and side access to:

Large South Facing Rear Garden Paved terrace. Mainly laid to lawn with a variety of flower and shrub beds and borders. Well screened by established hedging to both sides offering excellent privacy. Timber shed. Greenhouse. Further area of lawn and compost area. The rear garden extends to 220ft in length and enjoys a southerly aspect.





GROUND FLOOR
APPROX. FLOOR
AREA 51.3 SQ.M.
(552 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.6 SQ.M.
(426 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.9 SQ.M. (979 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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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.

42 High Street
Lindfield
West Sussex, RH16 2HL
01444 484564
lindfield@markrevill.com

