



Brook Lane
Lindfield, West Sussex, RH16 1

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Guide Price £850,000 - Freehold

A delightful 4 bedroom chalet style house built in the mid 1950s and extended and improved in later years. The property benefits from many character features including solid oak floors and architraves to the majority of the ground floor, which offers spacious accommodation comprising a large hall, double aspect sitting room with open fireplace, dining room, kitchen/breakfast room, conservatory, shower room, bedroom2 and family room/bedroom 5. A further 3 bedrooms and family bathroom can be found on the first floor. There is an integral garage (with large roof space above), with double oak doors and approached by an attractive block paved driveway providing parking for several vehicles. A particular feature of the property is the mature south facing rear garden with natural screening providing privacy and seclusion.

Positioned within this premium private lane, the property is ideally placed for access to Haywards Heath's mainline station and Lindfield's historic High Street, providing a good range of everyday shops and services including artisan butcher, greengrocer, supermarket and boutique shops together with restaurants and public houses. Haywards Heath offers a further comprehensive range of shops (including modern Waitrose store), services and leisure facilities. The local area is very well served with schooling for all ages, including Lindfield Primary Academy, Great Walstead and Ardingly College.



Covered entrance canopy. Oak front door to:

Entrance Hall Coat hanging and shoe storage space. Opening to:

Hall Solid oak block flooring. Radiator. Turned staircase to first floor with understair storage cupboard. Door to:

Shower Room White suite comprising shower enclosure with wall mounted shower and curved glazed door, low level wc and pedestal wash hand basin. Radiator. Double glazed windows.

Sitting Room 16'8" x 14'5" (5.08m x 4.39m) A delightful double aspect room with feature brick open fireplace and solid oak block flooring. 2 radiators. 2 wall light points. TV aerial point. Door to:

Dining Room 11'1" x 9'0" (3.38m x 2.74m) Solid oak block flooring. Radiator. Double glazed casement doors to:

uPVC Conservatory 11'5" x 10'10" (3.48m x 3.30m) Enjoying a delightful outlook with casement doors leading to the rear garden. 2 radiators. Power.

Kitchen/Breakfast Room 12'9" x 11'7" (3.89m x 3.53m) Triple aspect. Fitted in a range of cream fronted units with wood block work surfaces incorporating a long fitted work surface with inset one and a half bowl stainless steel sink unit and mixer tap with drawers, cupboards and plumbing for washing machine and slimline dishwasher below. Inset AEG ceramic 4 ring electric hob, with extractor above, and drawers and cupboards under. Space for fridge and further appliance. Breakfast bar with shelving below. Fitted wall cupboards. Built in NEFF double oven with cupboards above and below. Further work surface with drawers and cupboards below and wall cupboards above. Radiator. Wall mounted gas fired boiler. Serving hatch to dining room. Double glazed windows and door to outside.

Bedroom 2 15'0" x 10'11" (4.57m x 3.33m) Double aspect. Solid oak block flooring. Radiator. Double glazed windows.

Family Room 12'0" x 11'11" (3.66m x 3.63m) Double aspect. Solid oak block flooring. 2 built in storage cupboards. Radiator. Double glazed windows.

First Floor

Landing 2 wall light points. Built in eaves storage cupboard. Velux window. Hatch to roof space. Door to:

Bedroom 1 13'8" x 10'8" plus door recess (4.17m x 3.25m) Built in double wardrobe cupboard. Radiator. Fitted airing cupboard. Double glazed windows.

Bedroom 3 15'3" x 7'1" plus door recess (4.65m x 2.16m) Double aspect. Radiator. Double glazed windows.

Bedroom 4 8'10" maximum x 8'8" (2.69m x 2.64m) Double aspect. Radiator. Double glazed windows.

Bathroom Suite comprising panelled bath with mixer tap, low level wc and pedestal wash hand basin with mixer tap. Radiator. Double glazed window.

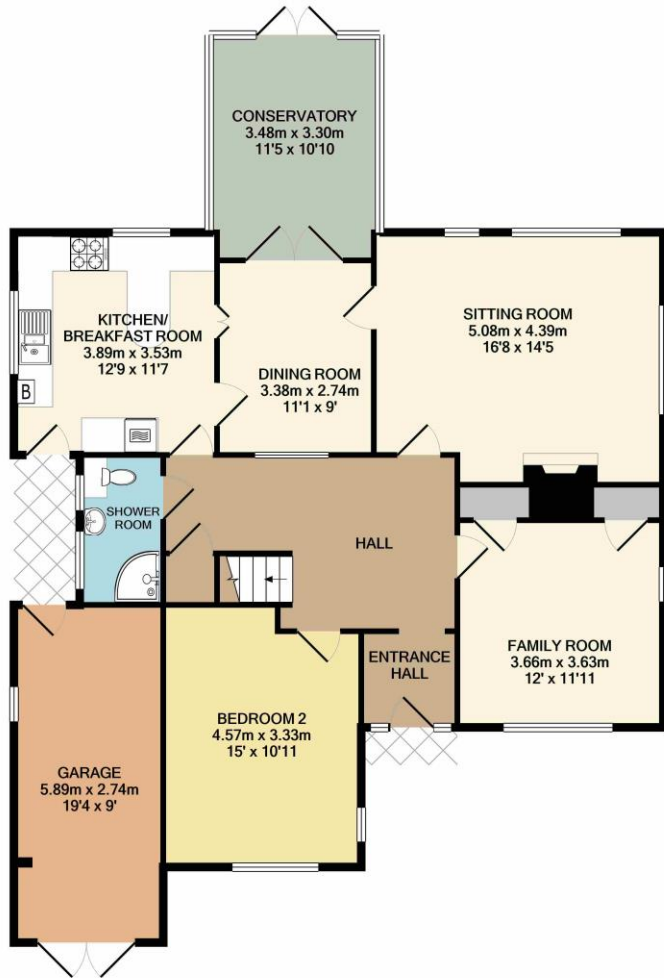
Outside

Garage 19'4" x 9'0" (5.89m x 2.74m) With oak double doors. Power and light. Drop down hatch to useful loft space. The property is approached by a block paved driveway providing parking for several vehicles.

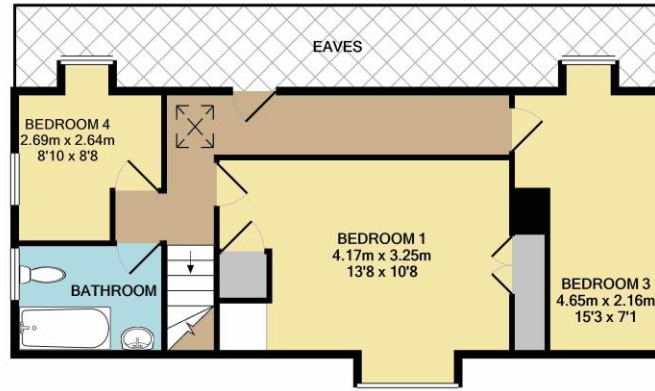
Front Garden Area of lawn with mature hedged boundary and dwarf brick wall to front. Gate and side access to:

Delightful Rear Garden With a favoured southerly aspect. Mainly laid to level lawn with mature flower, shrub and hedged borders. Paved terrace with wisteria clad pergola. Timber garden shed. Block paved pathway to the side of the property with recessed covered entrance to Kitchen and Garage.





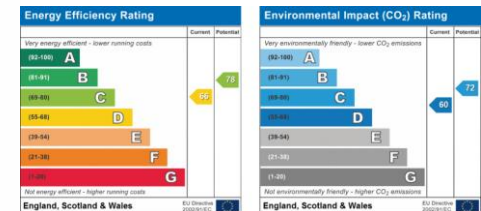
GROUND FLOOR
APPROX. FLOOR
AREA 123.1 SQ.M.
(1325 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 53.9 SQ.M.
(580 SQ.FT.)

TOTAL APPROX. FLOOR AREA 176.9 SQ.M. (1904 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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42 High Street
Lindfield
West Sussex, RH16 2HL
01444 484564
lindfield@markrevill.com

