



6 Barrington Wood
Lindfield, West Sussex, RH16 2



Mark Reville & Co

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Guide Price £550,000 - Freehold

An attractive modern 3 bedroom detached bungalow in a private, quiet close requiring some updating and redecoration. The property features a kitchen/breakfast room, a good size sitting room leading to a conservatory overlooking the gardens and a main bedroom with en-suite shower room as well as a further bathroom. Outside there is a driveway to an attached garage and the delightful gardens lie mainly to the side and rear of the property and are a particular feature offering complete privacy and seclusion.

Pleasantly located in this popular tucked-away position within easy reach of both Haywards Heath main line station (London 47 minutes) and the picturesque village High Street with an array of traditional shops, Post Office, supermarket, medical centre and a choice of coffee shops and restaurants. The village also provides other local amenities including a village hall, social club, well regarded schools and several churches.



Covered Entrance Porch Half glazed front door to:

Entrance Hall Built-in cloaks cupboard.

Living Room 20'0" x 13'1" (6.10m x 3.99m) Stone fireplace surround with fitted cast iron wood burning stove on stone hearth. 2 Radiators. 3 wall light points. Sliding patio doors to:

Conservatory 8'1" x 8'0" (2.46m x 2.44m) Wall light point. Pine floor. Double doors to terrace.

Kitchen/Breakfast Room 12'4" x 11'5" (3.76m x 3.48m) Fitted in cream fronted units with granite work surfaces comprising inset 1½ bowl sunk unit with mixer tap, drawers and cupboards below. Integrated dishwasher and plumbing for washing machine. Further work surface with inset electric hob with extractor above and drawers and cupboards below. Built-in electric double oven. Space for breakfast table. Radiator. Wall mounted gas boiler. Half glazed door to side.

Bedroom 1 13'1" x 11'5" plus door recess (3.99m x 3.48m) 2 fitted double wardrobe cupboards with inset dressing table unit and drawers below. Further fitted wardrobes cupboard with bed recess and cupboards above. Bedside cabinets and drawer unit. Radiator. Door to:

En-Suite Shower Rom White suite comprising corner shower enclosure with fitted shower unit and curved glass door. Low level wc. Fitted wash hand basin with drawers and cupboards below. Fully tiled walls and floor. Heated towel warmer.

Bedroom 2 14'0" into bay x 9'10" max. (4.27m x 3.00m) Fitted double wardrobe cupboards. Radiator. Fitted dressing table units with drawers below.

Bedroom 3/Study 8'8" x 6'9" plus door recess. (2.64m x 2.06m) Fitted desk unit with cupboards below. Radiator.

Bathroom Coloured suite comprising enclosed panelled bath with fitted shower attachment and glass screen. Pedestal wash hand basin. Low level wc. Radiator. Fully tiled walls.

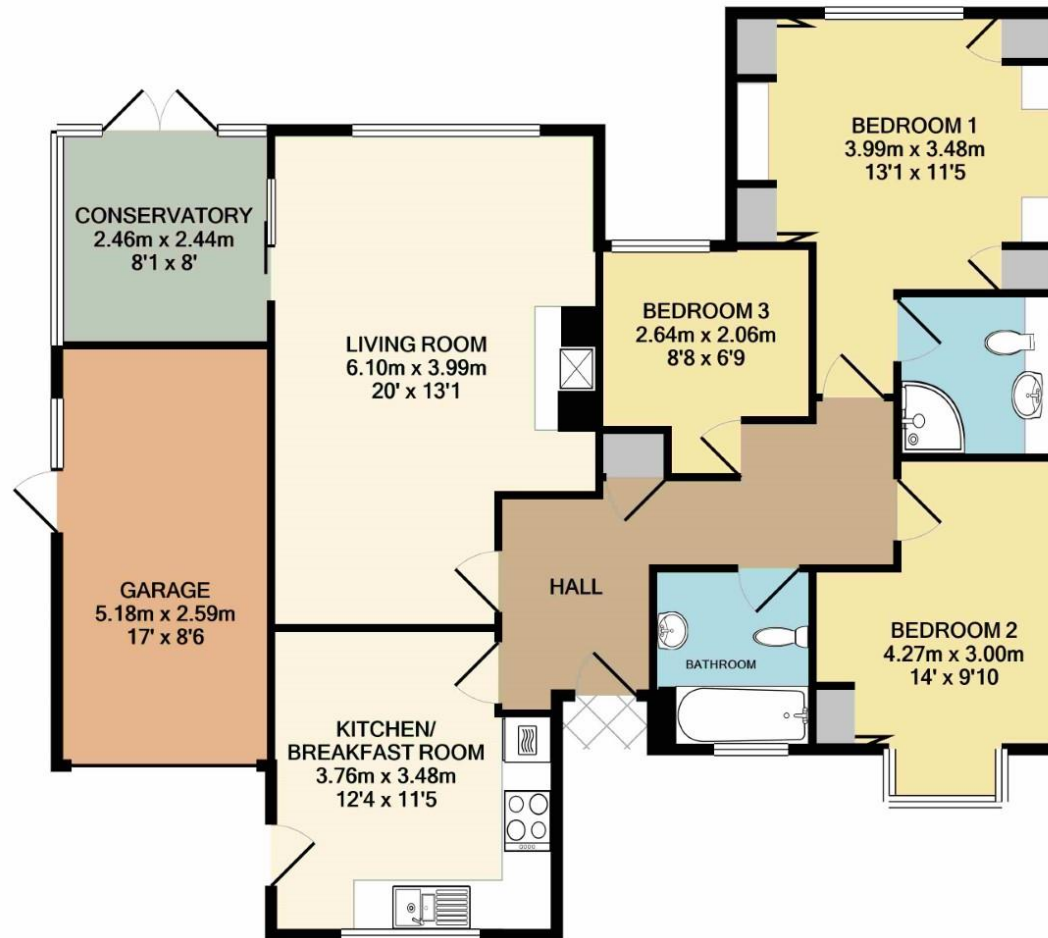
Outside

Attached Garage 17'0" x 8'6" (5.18m x 2.59m) Electric up and over door. Light and power. Side door and window.

Front Garden Driveway to garage with further parking. Shrub beds. Wide side access to:

Lovely Side & Rear Gardens Shaped lawn edged with well stocked flower and shrub borders. Raised terrace. Ornamental pond. Well screened by established hedging, trees and shrubs offering excellent privacy and seclusion. The rear garden is a particular feature and enjoys a southerly aspect.





TOTAL APPROX. FLOOR AREA 105.6 SQ.M. (1137 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.

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