



**Newton Close**  
**Lindfield, West Sussex, RH16**



**Mark Revill & Co**

## Newton Close

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Guide Price £325,000 - Freehold

A smart 3 bedroom terraced house benefitting from well planned accommodation including a sitting room, dining room, modern kitchen and bathroom on the first floor. The property benefits from having been recently redecorated throughout, double glazed replacement windows and gas fired central heating (with a modern combination boiler). Outside there are gardens to the front and rear, together with brick built garden stores. The property is brought to the market with the further advantage of no onward chain.

Located towards the corner of this popular close, and within a short walk of Lindfield Common and the village High Street providing a range of everyday shops and services including supermarket, butcher, greengrocer, supermarket and modern medical centre. Haywards Heath is approximately 1.5 miles away and provides comprehensive shopping and leisure facilities together with mainline train station providing fast links to London and the South Coast.



Covered entrance canopy. Double glazed replacement front door to:

**Entrance Hall** Coat hanging and shoe storage space. Staircase to first floor. Double glazed replacement window. Door to:

**Sitting Room** 14'4" x 11'6" (4.37m x 3.51m) Wall mounted coal effect gas fire. TV aerial and telephone point. Radiator. Double glazed replacement window. Door to:

**Dining Room** 8'8" x 8'7" (2.64m x 2.62m) Radiator. Built in understair storage cupboard. Double glazed replacement window. Opening to:

**Kitchen** Long fitted work surface with inset one and a half bowl sink unit and mixer tap with drawers, cupboards and plumbing for washing machine below. Siemens built in double oven with 4 ring electric hob above, extractor canopy and fitted wall cupboards. Part tiled walls. Space for upright fridge/freezer. Double glazed replacement window and door to rear garden.

### First Floor

**Landing** Drop down hatch with ladder to roof space. Door to:

**Bedroom 1** 11'7" maximum x 11'6" (3.53m x 3.51m) Large fitted storage cupboard housing wall mounted gas fired boiler. Radiator. Double glazed replacement window.

**Bedroom 2** 12'9" x 8'8" (3.89m x 2.64m) Radiator. Double glazed replacement window.

**Bedroom 3** 9'10" x 8'4" (3.00m x 2.54m) Radiator. Double glazed replacement windows.

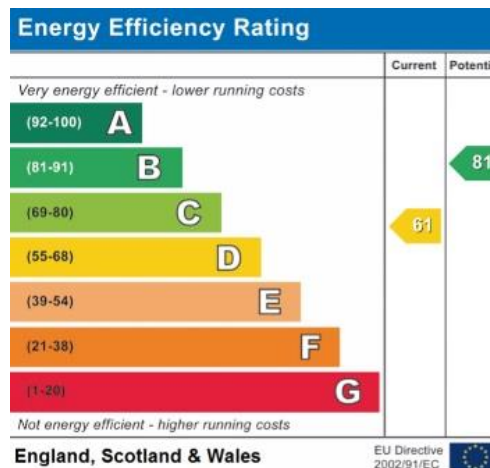
**Bathroom** White suite comprising panelled bath with wall mounted shower above in tiled surround with folding glazed screen and wall mounted wash hand basin. Ladder towel warmer/radiator. Double glazed replacement window.

**Separate WC** Low level wc. Double glazed replacement window.

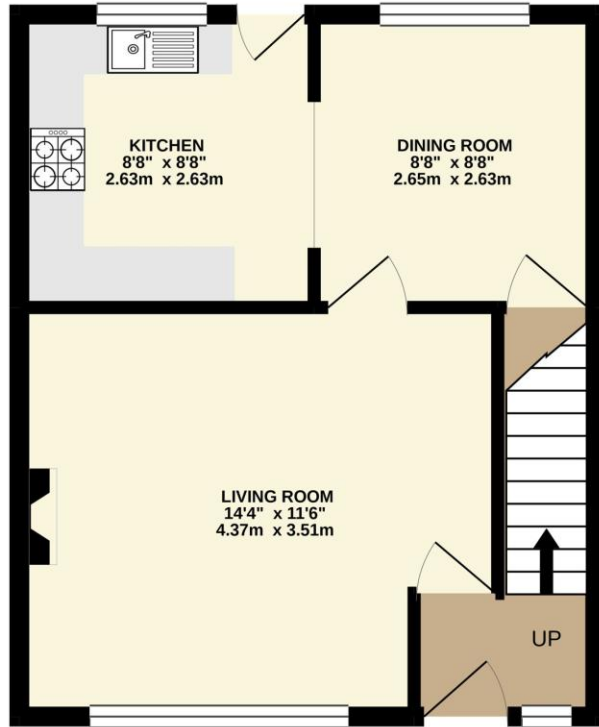
### Outside

**Front Garden** Neat area of lawn with flower and shrub borders Pathway to front door. Walkway and gate to:

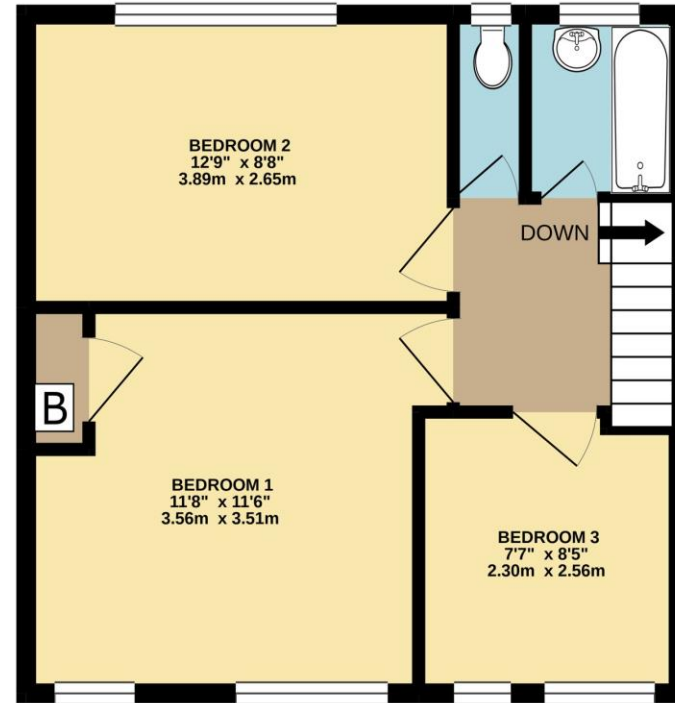
**Rear Garden** Area of lawn with flower and shrub borders. 2 brick built garden stores. Timber garden shed. Fully enclosed by timber fencing.



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee

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