



Savill Road
Lindfield, West Sussex, RH16 2NX

 **Mark Revill & Co**

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Guide Price £575,000 - Freehold

A modern 4 bedroom detached family house in this popular location with a good size garden which backs on to countryside. The house also features 2 reception rooms, a good size kitchen and a cloakroom on the ground floor. Upstairs there are 4 bedrooms and a shower room. The house benefits from a new roof, replacement double glazing and gas heating but does require some updating and redecoration, but offers ample scope for someone to refurbish to their own personal taste and design. Outside there is a block paved driveway leading to the garage with additional parking and the gardens are easy to maintain being mainly laid to lawn.

Located in this sought after elevated road within walking distance of the village High Street with a variety of everyday shops, supermarket, restaurants and pubs. Within the vicinity there are well regarded local schools catering from nursery through to secondary education. The main town of Haywards Heath is only just over a mile away and provides more comprehensive shopping facilities and the main line station (London 47 minutes).



Covered Entrance Porch Replacement front door to:

Entrance Hall Radiator. Turned staircase to first floor with understairs storage cupboard.

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

Sitting Room 18'4" x 11'10" (5.59m x 3.61m) Stone fireplace with slate mantle and hearth. TV aerial point. Double glazed replacement window and door to garden. Opening to:

Dining Room 10'0" x 9'6" (3.05m x 2.90m) Radiator. Double glazed replacement window.

Kitchen/Breakfast Room 11'11" max x 11'2" (3.63m x 3.40m) Stainless steel double drainer sink unit with drawers and cupboards below. Further work surfaces with drawers and cupboards under. Electric cooker point. Plumbing for washing machine. Wall cupboards. Space for breakfast table. Space for fridge/freezer. Double glazed replacement window and door to side. Part tiled walls.

First Floor

Landing Hatch to roof space. Built-in large double airing cupboard.

Bedroom 1 11'11" x 11'10" (3.63m x 3.61m) Radiator. Double glazed replacement window with views over countryside to the rear.

Bedroom 2 11'10" x 10'1" (3.61m x 3.07m) Radiator. Built-in double wardrobe cupboard. Double glazed replacement window with elevated outlook.

Bedroom 3 12'0" x 9'11" (3.66m x 3.02m) Radiator. Double glazed replacement window with views over fields.

Bedroom 4 8'7" x 7'4" (2.62m x 2.24m) Double glazed replacement window with views to the rear.

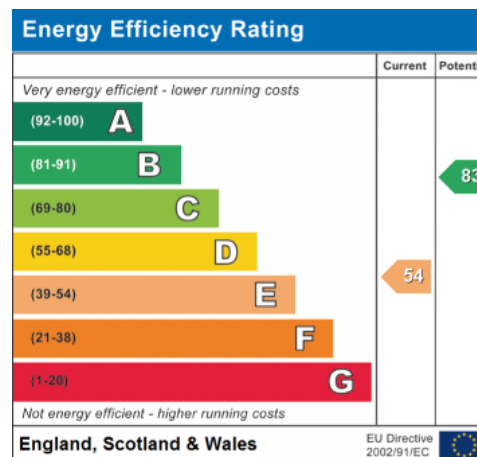
Shower Room Coloured suite comprising walk-in shower enclosure with fitted electric shower unit. Pedestal wash hand basin. Low level wc. Radiator. Double glazed replacement window. Part tiled walls. Shaver point.

Outside

Integral Garage 17'11" x 8'6" (5.46m x 2.59m) Up and over door. Window.

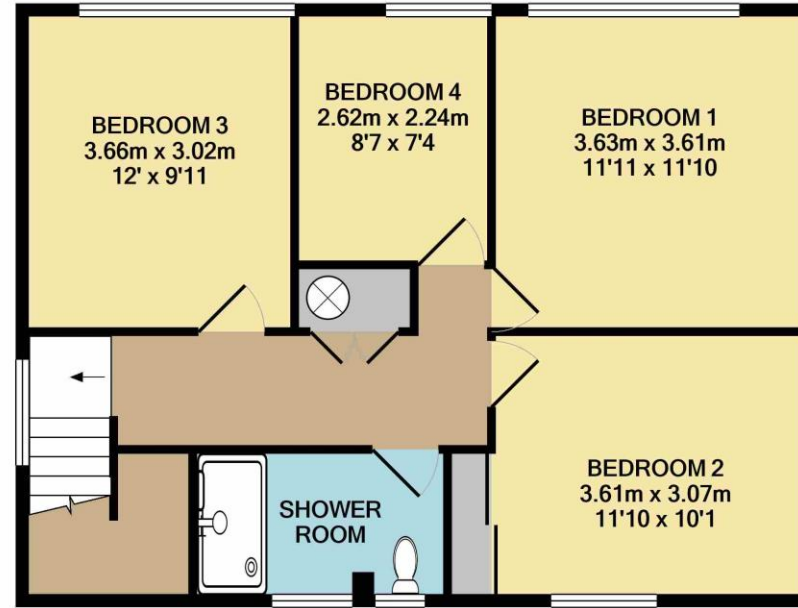
Front Garden Wide block paved driveway to garage with further parking. Area of lawn. Steps up to the front door. Gate and side access to:

Rear Garden Paved terrace. Laid to lawn with shrub borders. Established trees to the rear. Timber shed. The rear garden is a good size and backs on to countryside.





GROUND FLOOR
APPROX. FLOOR
AREA 67.1 SQ.M.
(723 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 60.1 SQ.M.
(647 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.3 SQ.M. (1370 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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