



**Sunte Avenue**  
Lindfield, West Sussex, RH16 2



**Mark Reville & Co**



## Sunte Avenue

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**Guide Price £500,000 - Freehold**

A superb 3 bedroom semi detached house built to exacting standards six years ago with accommodation comprising a 21ft sitting & dining room, 13ft kitchen/breakfast room, two double bedrooms on the first floor and bedroom 1 together with an en-suite shower room on the second floor. Particular features of the property include Travertine stone floors in the bathroom and en-suite, walnut internal doors, glass balustrading on the stairwells, anthracite panel radiators and powder coated aluminium windows and doors. Outside there is a large paved terrace to the rear of the property, ideal for al-fresco dining, a pleasant rear garden being fully enclosed by timber fencing. There are also two allocated parking spaces just to the side of the development.

Situated in this popular residential road, the property is ideally located for both Lindfield's High Street and Haywards Heath's mainline train station. Lindfield provides a good range of everyday shops and services including artisan butcher, baker, greengrocer, delicatessen and supermarket, together with very popular primary schools. Haywards Heath provides a further comprehensive range of shops (including modern Waitrose store) and leisure facilities.



**Large Pitched Tiled Entrance Canopy** Front door to:

**Hall** Radiator. Ceiling downlighters. Turned staircase to first floor with large understair storage cupboard. Door to:

**Cloakroom** White suite comprising low level wc and wash hand basin with mixer tap and cupboard below. Ladder towel warmer/radiator. Tiled flooring. Ceiling downlighters. Extractor fan.

**Sitting & Dining Room** 21'3" x 11'4" (6.48m x 3.45m) Double aspect. TV aerial and telephone points. Radiator. Casement doors to rear garden.

**Kitchen/Breakfast Room** 13'0" x 9'11" (3.96m x 3.02m) Double aspect. Long fitted work surface with inset one and a half bowl sink unit with mixer tap and drawers, cupboards, built in dishwasher and washing machine below. Caple range style cooker with 5 ring gas hob and double oven. Caple extractor above with adjacent wall cupboards. Built in fridge/freezer. Radiator. Tiled flooring. Ceiling downlighters. Space for table and chairs. Casement doors to terrace and rear garden.

### First Floor

**Landing** Ceiling downlighters. Radiator. Door and staircase to second floor.

**Bedroom 2** 11'8" x 9'7" (3.56m x 2.92m) Fitted double wardrobe cupboard with mirrored sliding doors. Radiator. Ceiling downlighters.

**Bedroom 3** 11'8" x 8'9" (3.56m x 2.67m) Double aspect. Fitted double wardrobe cupboard with mirrored sliding doors. Radiator. Ceiling downlighters.

**Bathroom** White suite comprising panelled bath with mixer tap and rain head above in tiled surround with glazed screen, low level wc and wash hand basin with mixer tap and drawers below. Tiled flooring. Ladder towel warmer/radiator. Shaver point.

### Second Floor

**Bedroom 1** 15'4" x 12'3" (4.67m x 3.73m) Fitted wardrobe cupboard. Built in eaves storage. Radiator. Velux window. Door to:

**En-Suite Shower Room** White suite comprising fully tiled shower enclosure with wall mounted shower and glazed door, low level wc and wash hand basin with mixer tap and cupboard below. Ladder towel warmer/radiator. Extractor fan. Tiled flooring. Velux window.

### Outside

**Parking** There is a parking area to the side of the properties, with 2 allocated parking spaces for No.87.

**Front Garden** Small area of lawn with beech hedging to front boundary. Gate and side access to:

**Rear Garden** There is a raised paved terrace to the rear of the property, providing an ideal space for al-fresco dining. Area of lawn with shrub borders. Timber garden shed. Fully enclosed by timber fencing.

### Outgoings

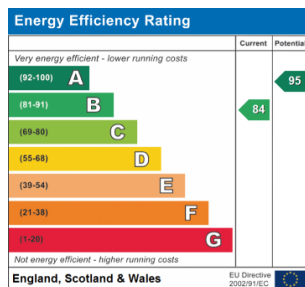
**Service Charge** £232.57 per annum. The four properties contribute to cover the cost of maintaining the car park and drainage.







Approximate Gross Internal Area  
1064 sq ft / 98.9 sq m



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 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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