



Freshfield Lane, Danehill, West Sussex, RH17 7



Mark Revill & Co

Freshfield Lane, Danehill, RH17 7

Guide Price £615,000 - Freehold

An attractive 'Turner' designed semi-detached cottage built in 1927, with large gardens and views over open countryside. This 3 bedroom cottage enjoys many period features including an en-suite shower room, a 'Beehive' fireplace in the sitting room, exposed brickwork in the entrance hall and an oak staircase. Additional benefits include double glazing, pine latch internal doors, driveway parking and oil central heating. The house provides excellent potential for further extension or garaging if required (subject to planning).

Located in this glorious rural position surrounding by open countryside with lovely views and is within a short 4 mile drive of the village of Lindfield which offers a variety of traditional shops, supermarkets, restaurants, coffee shops and a selection of public houses. The nearby town of Haywards Heath provides further shopping facilities and the main line station with a good commuter services to London and the south coast. There are many public footpaths in the vicinity for the avid walker and an ideal opportunity to explore the delightful surrounding countryside.



Covered Entrance Porch Outside light point. Panelled replacement front door to:

Entrance Hall Radiator. Oak staircase to first floor. Exposed feature brick and tile walls. Double glazed replacement window.

Sitting Room 15'1" x 11' (4.60m x 3.35m) Double aspect feature brick built 'beehive' fireplace with cast iron wood burning stove. Radiator. Double glazed replacement window. 2 wall light points. Tv aerial point. Double glazed casement doors to garden.

Dining Room 11'8" x 11' (3.56m x 3.35m) Radiator. Double glazed replacement bay window. Parkray solid fuel fire on quarry tiled base. Fitted airing cupboard.

Kitchen 10'0" x 8'9" (3.05m x 2.67m) *widening to 15'1" (4.60m)* Fitted in oak fronted units comprising work surface with inset one and a half bowl sink unit with mixer tap with drawers and cupboards under. Electric cooker point. Further work surface with drawer, cupboard and wine rack below. Plumbing for washing machine. Space for kitchen appliances. Further wall cupboards. Radiator. Double glazed replacement window. Half glazed door to **Side Porch** Door to side.

Bathroom White suite comprising enclosed panelled bath with fitted Aqualisa shower unit and glazed screen. Pedestal wash hand basin. Low level wc. Ladder towel warmer. Fully tiled walls and floor. Double glazed replacement window.

First Floor

Galleried Landing Hatch to roof space. Double glazed replacement window.

Bedroom 1 15'6" x 9'9" (4.72m x 2.97m) Radiator. Double aspect. Pine latch door.

Bedroom 2 11'1" x 8'1" (3.38m x 2.46m) Radiator. Double glazed replacement windows. Pine latch door. Eaves storage. Door to:

En Suite Shower Room White suite comprising corner shower enclosure with Triton electric shower unit in fully tiled surround and curved glass doors. Low level wc. Pedestal wash hand basin. Ladder towel warmer. Eaves storage. Double glazed replacement window.

Bedroom 3 10' x 9'6" (3.05m x 2.90m) Radiator. Double glazed replacement window. Pine latch door.

Outside

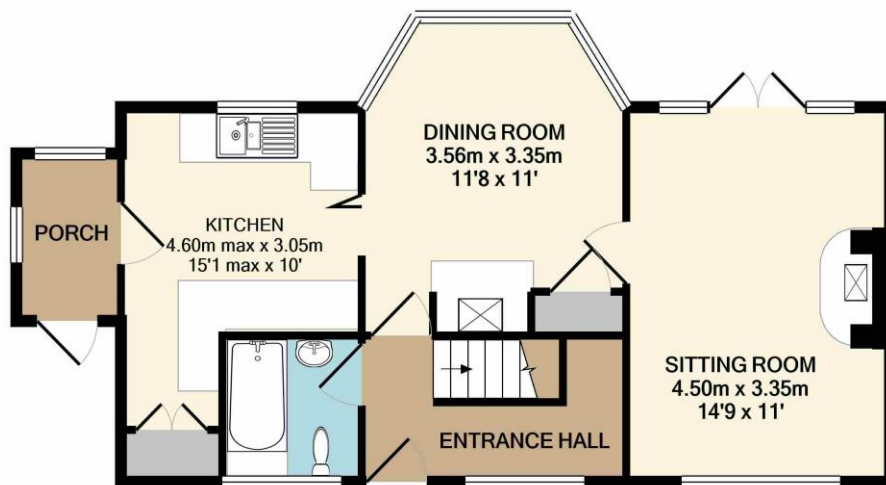
Driveway with five bar gate to

Parking & Turning Area Ample space for garage (Subject to planning permission).

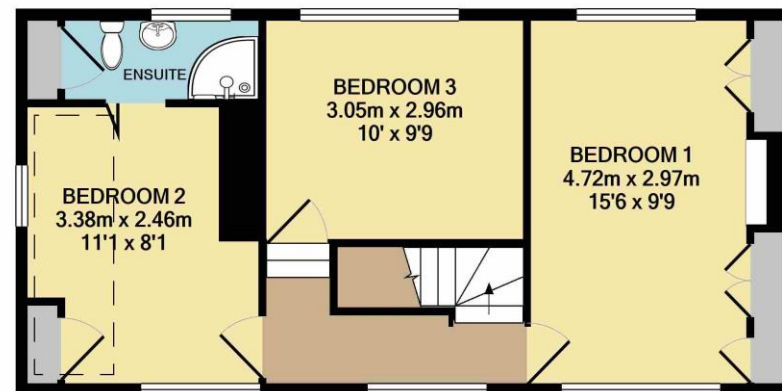
Front Garden Laid to lawn enclosed by hedging. Wide side access to:

Large Side & Rear Gardens Paved terrace, various areas of lawn with flowers and shrub beds. 2 timber garden sheds. Lovely views over the countryside to the rear. Outside power. Vegetable garden area. Ample space for extension if required (subject to planning permission).





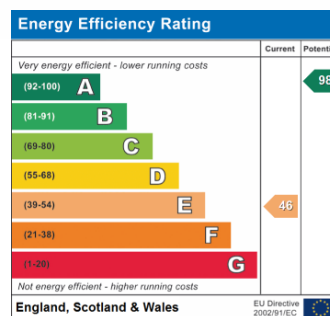
GROUND FLOOR
APPROX. FLOOR
AREA 50.1 SQ.M.
(539 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.5 SQ.M.
(468 SQ.FT.)

TOTAL APPROX. FLOOR AREA 93.6 SQ.M. (1007 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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