



**Meadow Lane**  
Lindfield, West Sussex, RH16 2



**Mark Revill & Co**

## Meadow Lane

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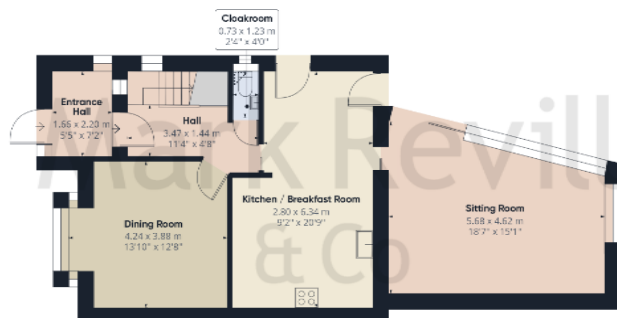
**Guide Price £700,000 - Freehold**

A superb 1930s 3 bedroom semi detached house, having been extended, reconfigured and modernised by the current owners. Accommodation comprises a 20ft kitchen & breakfast room, dining room and a delightful 18ft sitting room to the rear of the property, featuring wall-to-wall glazed sliding doors with an attractive outlook over the rear garden. The property further features a ground floor cloakroom, modern bathroom with independent shower, utility area to the rear of the garage/store and a fully insulated detached timber studio/home office. The property is approached by a paved driveway, providing off road parking for several vehicles, with an adjacent mature front garden. The rear garden is a particular feature of the property with area of level lawn interspersed with specimen trees and shrubs, timber garden shed, vegetable garden and timber gate providing access directly to Lindfield's Common.

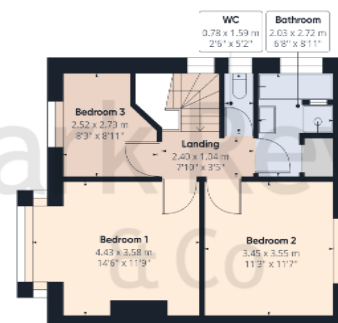
Situated in this private mature residential location, the village High Street is within easy reach providing a good range of everyday shops and services including butcher, greengrocer, delicatessen and supermarket. Lindfield's primary schools are also within easy reach together with modern medical centre. Haywards Heath is a short distance away providing a comprehensive range of shopping and leisure facilities together with mainline train station providing fast links to London and the South Coast.



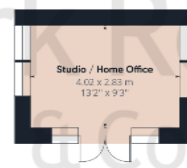
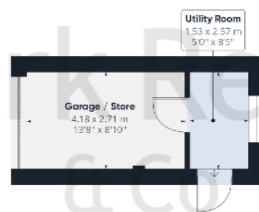




Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1524.75 ft<sup>2</sup>  
141.65 m<sup>2</sup>

Reduced headroom

1.03 ft<sup>2</sup>  
0.10 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate only. This floor

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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