



Black Hill, Lindfield, RH16 2



Mark Reville & Co

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Guide Price £1,995,000 - Freehold

St Ann's is a distinctive Grade II detached property dating from 1830 with architecture synonymous of the Regency era. The well-proportioned accommodation extends to over 3200 sq ft and comprises 5 bedrooms (with an en-suite dressing room and bathroom to the master bedroom), 5 reception rooms, conservatory, utility room, cellar and family bath/shower rooms. The property exudes period character including feature fireplaces, high ceilings, solid wood flooring and sash windows. St Ann's is approached by electric timber entrance gates, leading to a brick paved driveway and detached garage. Gardens surround the property and feature good sized lawns with mature beech hedged boundaries affording privacy and seclusion.

Situated in a prominent position on the corner of Black Hill and Lindfield's High Street, the property enjoys views towards Lindfield's Common and famous duck pond, and is a short stroll from the village amenities. The bustling High Street contains a range of boutique shops, restaurants and public houses together with an artisan butcher, greengrocer, baker and supermarket. Lindfield benefits from two very popular primary schools and secondary schooling in nearby Haywards Heath. Haywards heath is served with comprehensive shopping and leisure facilities together with a mainline station providing fast links to London and the South Coast.







APPROX. GROSS INTERNAL FLOOR AREA 3223 SQ FT 299.4 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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