



The Rise, Lindfield, West Sussex, RH16 2TA

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**Guide Price £665,000 - Freehold**

A well presented Regency style detached house having been tastefully refurbished in recent years to provide a comfortable family home. Features include a sitting room with wood burning stove, separate dining room open plan to a well fitted kitchen, a modern bathroom as well as a further small shower enclosure. The rear portion of the garage has also been converted to provide a useful home office with a storage cupboard located to the front. Outside there is a driveway with ample parking and the rear garden is fully enclosed and offers good seclusion.

Located in this small popular cul-de-sac being within walking distance of both Haywards Heath mainline station and Lindfield's picturesque village High Street providing a variety of everyday shops, supermarket, coffee shops, restaurants, 4 pubs and a modern medical centre. The immediate area offers a range of well regarded schools catering for all age groups from pre-school through to secondary education. The nearby town of Haywards Heath provides further shopping and leisure facilities including The Dolphin Leisure Centre with indoor swimming pool and gym.







Floor 1 Building 1

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

1298.43 ft<sup>2</sup>

120.63 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to:

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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