Saffron Close
Lindfield, West Sussex, RH16 2

Mark Revill & Co

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Asking Price £379,950 – Freehold

An almost new 2 double bedroom semi detached house presented in excellent order throughout, with stylish internal decoration. The accommodation comprises a large, open plan double aspect kitchen and living room with casement doors to the rear garden, cloakroom, large utility cupboard accessed from the entrance hall, two double bedrooms and a bathroom. The property further benefits from Karndean flooring to the ground floor, together with the bathroom. Outside, there is a driveway to the side of the property and a fully enclosed, well stocked rear garden with sunny aspect, and timber garden shed. The property is brought to the market with the advantage of no onward chain.
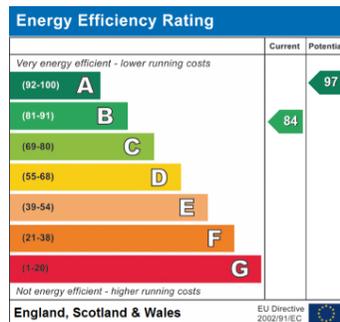
Situated in a new development just off Gravelye Lane, within a short distance of the village High Street, providing a range of traditional shops, services and boutiques. Haywards Heath is within easy reach providing a comprehensive range of shopping and leisure facilities together with a mainline train station providing fast links to London and the South Coast. The property is close to open countryside, providing an abundance of footpaths, ideal for exploring the local area.

Cloakroom
1.25 x 1.44 m
4'1" x 4'8"

Entrance Hall
1.26 x 1.63 m
4'1" x 5'4"

Kitchen & Living Room
2.68 x 4.35 m
8'9" x 14'3"

Kitchen & Living Room
3.72 x 4.35 m
12'2" x 14'3"

Ground Floor Building 1

Bathroom
2.14 x 1.69 m
7'0" x 5'6"

Bedroom 2
2.52 x 4.34 m
8'3" x 14'2"

Landing
2.15 x 1.31 m
7'0" x 4'3"

Bedroom 1
3.27 x 4.35 m
10'8" x 14'3"

Floor 1 Building 1

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Approximate total area [1]
724.96 ft²
67.35 m²

Reduced headroom
9.44 ft²
0.88 m²

(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, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales   EU Directive 2002/91/EC

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