



Gravelye Lane, Lindfield, West Sussex, RH16 2



Mark Revall & Co

Gravelly Lane, Lindfield, RH16 2

**Guide Price £775,000- Freehold**

Little Croft is a delightful 1920's detached character house set in a good size, well screened, triangular plot extending to 0.28 of an acre. There is an abundance of established trees and shrubs including many fine Rhododendrons providing colourful and unique gardens. The house has been extended over the years and now provides 3 bedrooms, 2 shower rooms, a sitting room with study area, a separate dining room, conservatory and a kitchen with a utility area. The house also features gas central heating, cottage style timber latch internal doors and a large detached garage approached via a driveway with further parking and turning area.

Located in this secluded wooded setting within easy reach of the pretty village High Street with a variety of everyday traditional shops, supermarket, Post Office, coffee shops, restaurants and pubs. Other local facilities include several churches, village hall, a modern medical centre and well regarded nursery, primary and secondary schools. Haywards Heath with further shopping facilities, leisure centre, Haywards Heath college and the main line station is just over 1.5 miles away and provides a fast and frequent service to London (47 minutes).



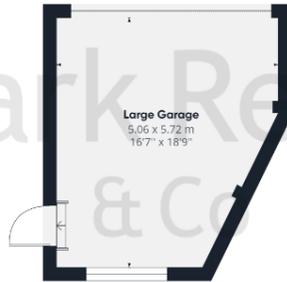




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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

1745.76 ft<sup>2</sup>  
162.19 m<sup>2</sup>

Reduced headroom

1.59 ft<sup>2</sup>  
0.15 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, not to scale. This floor plan is for illustrative purposes only.

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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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