



Summerhill Lane, Lindfield, West Sussex, RH16 1



Mark Revill & Co

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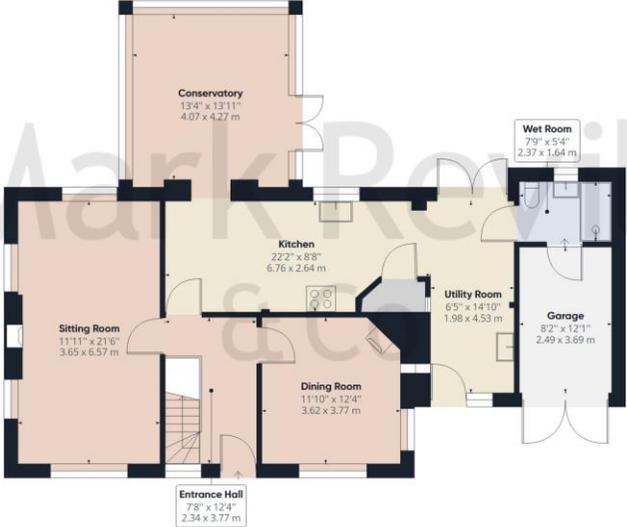
Guide Price £1,150,000 - Freehold

A fine detached house believed to have been built in 1926 and designed by the well known local architect Harold Turner and retains many character features he was renowned for, including a solid oak staircase, oak ceiling beams and individual stained glass and leaded light windows. It is set in a good size plot with the rear garden enjoying a favoured southerly aspect. The house has been extended and improved over the years and features a well fitted kitchen with utility room, a downstairs wet room and a conservatory overlooking the rear garden. There is also an attractive dual aspect sitting room with wood burning stove and a separate dining room. On the First Floor there are 4 bedrooms, including 2 with en-suites shower rooms, a family bathroom and a separate wc. Set back, well screened from the road and approached via a gravel driveway leading to the small garage/store with additional parking and turning area.

Located in this popular established location within walking distance to Haywards Heath main line station (London 47 minutes) and a short walk from Lindfield's picturesque village High Street providing a variety of shops and amenities including supermarket, coffee shops, restaurants and a choice of pubs. Other local amenities include a medical centre, churches, a village hall and well regarded primary and secondary schools.



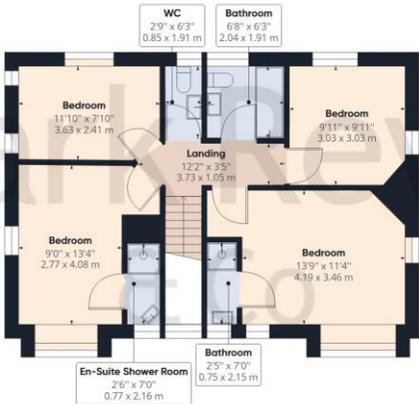




Ground Floor

Approximate total area⁽¹⁾

1823.00 ft²
169.36 m²



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		57	70
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

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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