



21 Portsmouth Lane
Lindfield, RH16 1SE



Mark Revill & Co

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Guide Price £600,000

This attractive detached chalet style residence is set in delightful secluded west facing garden located on the edge of the village. The property offers excellent scope for an extension (subject to the necessary planning consents) and is ideal for those wishing to remodel the property to their own specification. The bright and well planned accommodation has the benefit of gas central heating, double and secondary glazing and incorporates 3 first floor bedrooms, shower room, a fine L shaped sitting and dining room, home office or additional bedroom and a kitchen. There is a detached garage approached by an in and out driveway offering parking for 6 vehicles and the most attractive garden is arranged mainly as level lawn with a paved sun terrace, screened by mature trees and shrubs offering shelter and seclusion.

Situated in this sought after established location within walking distance of Lindfield's picturesque and historic High Street with its good range of local amenities, shops, inns, coffee shops and post office. Haywards Heath mainline station is less than a mile distant offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools and colleges within the locality catering for all age groups and Haywards Heath town centre is within easy reach offering a wider range of shops, a modern leisure complex, Waitrose and Sainsbury's superstores. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north, the cosmopolitan city of Brighton and the coast is just under 16 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Recessed Porch Coloured paved step. Outside light. Double glazed front door to:

Hall Understairs cupboard. Radiator. Parquet flooring. Stairs with secondary double glazed window on half landing to first floor.

Cloakroom Low level wc, basin. Electrically heated towel warmer. Secondary double glazed window. Half tiled walls.

Sitting Room 20'11" x 10'2" (6.38m x 3.10m) A fine room with 2 double glazed windows to front. Fireplace surround and hearth with fitted coal effect electric fire. TV aerial point. Parquet flooring. Wide opening to:

Dining Area 11'2" x 7'11" (3.40m x 2.41m) Wall mounted gas convector heater. Parquet flooring. Double glazed doors to rear garden.

Home Office/Bedroom 12' x 7'10" (3.66m x 2.39m) Large fitted shelved storage cupboard with floor to ceiling sliding doors. Range of wall cupboards. Secondary double glazed window. Telephone point. Radiator.

Kitchen 11'8" x 10'7" (3.56m x 3.23m) Inset stainless steel double drainer sink, mixer tap, adjacent work surfaces extended to form peninsula unit, cupboards, drawers, storage space and gas boiler beneath. Zanussi brushed steel **gas cooker** with filter hood over, tall wall cupboards and shelved unit. Tall shelved storage cupboard. Utility Area with fitted worktop. AEG **washing machine** and **dishwasher** beneath, adjacent tall larder unit, cupboard over. Double glazed window. Part tiled walls. Vinyl flooring. Double glazed door to rear garden.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Good size built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder.

Bedroom 1 10'8" x 10'2" (3.25m x 3.10m) One wall fitted with a range of wardrobes incorporating hanging rails and shelving with access to eaves. Further built-in double wardrobe. Eaves storage area. Secondary double glazed window. Radiator.

Bedroom 2 13'5" x 11'3" (4.09m x 3.43m) Built-in wardrobe. 2 eaves storage areas. Wall light/shaver point. Secondary double glazed window. Radiator.

Bedroom 3 10' x 7'8" (3.05m x 2.34m) Double glazed window with secondary glazing. Radiator.

Shower Room Large walk-in shower with fitted seat, waterproof panelled walls and glazed screen, pedestal basin, low level wc. Heated chromium towel warmer with inset radiator. Small strip light/shaver point. Double glazed window. Half tiled walls.

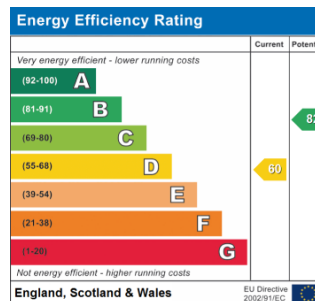
OUTSIDE

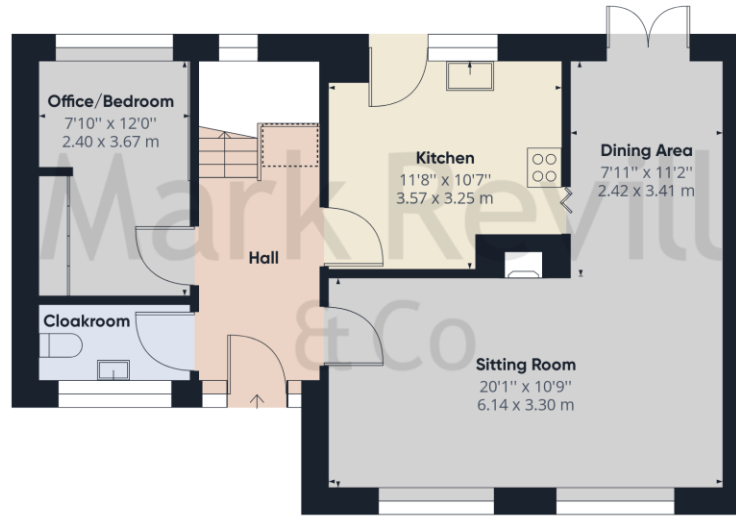
Detached Garage 19'6" x 9'5" (5.94m x 2.87m) Up and over doors. Light and power points. Rear door.

In and Out Drive Offering parking for 6 vehicles. Side access with wrought iron gate to rear garden.

Front Garden Central lawn with rose borders, mature evergreen planted to the front boundary. Mature oak tree, laurel, rhododendrons and evergreen hedge, adjacent to the drive.

Secluded West Facing Rear Garden About 50 feet (15.24m) in length x 48 feet (14.63m) in width. Laid mainly to level lawn with colour paved sun terrace and path adjacent to the house. Part glazed **potting shed**. **Garden shed**. Mature herbaceous borders planted with plants, established shrubs and bushes. The garden is fully enclosed by timber fencing, clipped hedges and mature trees providing shelter and privacy.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

756.71 ft²
70.30 m²

Reduced headroom

28.09 ft²
2.61 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.

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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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