



66 & 66a High Street,
Lindfield, RH16 2HL

■ ■ ■ Mark Reville & Co

**66 & 66A High Street,
Lindfield, RH16 2HL**

Guide Price £550,000 - £575,000 Freehold

**Retail & Home/Residential Investment
Opportunity.**

A rare opportunity to purchase a freehold building in the heart of Lindfield's High Street. The ground floor is currently let under class E, and comprises a front office, rear office, kitchenette and wc. The first and second floor comprise a self-contained maisonette with accommodation comprising a living room overlooking the High Street, modern kitchen/breakfast room, master bedroom with en-suite shower room, and a further double bedroom and bathroom on the second floor, with outside courtyard area. The maisonette is currently vacant and ready for occupation. Please contact Mark Revill & Co for further details on rental income currently produced for the ground floor office, and projected income from the maisonette.

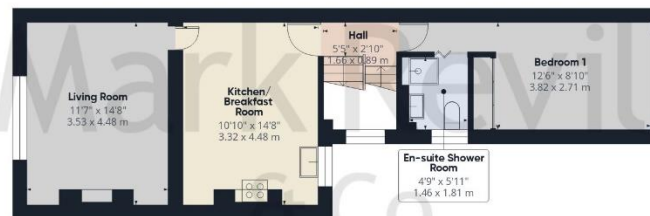
Positioned in the heart of this vibrant High Street with neighbouring boutique shops and services including a wine bar, independent restaurants, lifestyle and designer clothing shops. The High Street also features a butcher, greengrocer, baker and public houses. Haywards Heath town is around a mile away, providing a further comprehensive range of shops and leisure facilities, together with a mainline train station with fast links to London and the South Coast.







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1345 ft²
125 m²

Reduced headroom

63 ft²
5.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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