



**31 Harvest Close**  
Lindfield, West Sussex, RH16 2LW



**Mark Revill & Co**

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Asking Price £310,000 - Freehold

This attractive 2 double bedroom semi-detached bungalow forms part of an exclusive retirement development within the heart of Lindfield. The bungalow features a 15ft living room, fitted kitchen and bathroom, together with gas fired central heating and replacement double glazing throughout. The property further benefits from a private patio area, delightfully maintained communal grounds and a garage located in a nearby block. Harvest Close has the additional benefit of a full external maintenance programme, a resident manager and a 24 hour emergency call system.

Situated in this quiet cul-de-sac just a short walk of Lindfield's picturesque and historic High Street offering a good range of traditional shops, post office, churches, inns and a modern medical centre together with a regular bus service into Haywards Heath and further afield. Haywards Heath is about 1.5 miles distant offering a wider range of shops, modern Waitrose store, several restaurants and a main line station.



**Covered Entrance Porch** Outside light point. Built-in store & meter cupboard. Double glazed replacement front door to:

**Hall** Built-in airing cupboard housing gas-fired combination boiler with slatted shelving. Built-in coats/storage cupboard. Hatch to roof space. Emergency call intercom system.

**Living Room** 15'2" x 13'3" (4.62m x 4.04m) Attractive marble and classical style wood fireplace surround, fitted electric fire and adjacent gas point. Telephone and TV aerial points. Radiator. Double glazed sliding door to patio and communal gardens.

**Kitchen** 10'1" x 9'6" (3.07m x 2.90m) Fitted with a range of timber fronted units comprising inset stainless steel sink, adjoining work surfaces with cupboards, drawers and plumbing for washing machine and slimline dishwasher below. Fitted 4 ring gas hob with extractor hood over. Range of wall cupboards. Built-in electric oven. Space for upright fridge freezer. Tall storage cupboard. Double glazed replacement window. Radiator. Part tiled walls.

**Bedroom 1** 14'9" x 11'2" (4.50m x 3.40m) 2 built-in double wardrobes with bi-fold panelled doors. Telephone point and TV aerial point. Radiator. Double glazed replacement window. Emergency call point.

**Bedroom 2** 10'5" x 9'9" (3.18m x 2.97m) Double aspect with 2 double glazed replacement windows. Radiator.

**Bathroom** Suite comprising panelled bath, pedestal wash hand basin and low level wc. Radiator. Wall light point. Part tiled walls. Double glazed replacement window. Emergency call point.

**Outside**

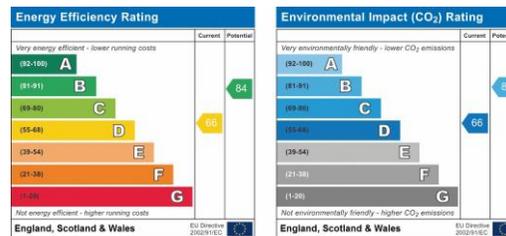
**Garage** In a nearby block, with electrically operated door.

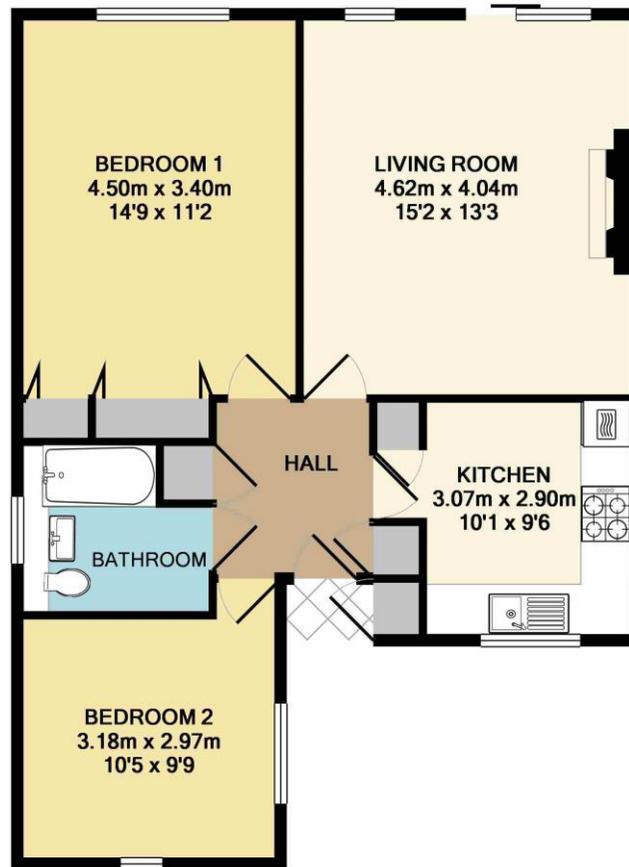
**Private Patio** With small timber garden store. Opening onto:

**Communal Gardens** Attractively maintained being mainly well kept lawns with established shrub beds and borders, seating areas and outside lighting.

**Outgoings**

**Service Charge** Current figure, to be advised. Includes buildings insurance, external maintenance, upkeep of the gardens and the services of a resident manager and emergency call centre.





TOTAL APPROX. FLOOR AREA 63.4 SQ.M. (682 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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 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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