



Backwoods Lane, Lindfield, RH16 2ED



Mark Reville & Co

Backwoods Lane, Lindfield, West Sussex, RH16 2ED

Guide Price £665,000 - Freehold

Barncroft is a delightful 3 bedroom detached bungalow built to an individual specification and having been improved by the current owners. Accommodation comprises of a 19ft sitting room, superb refitted kitchen and dining room, sunroom, bathroom and en-suite shower room. The property further benefits from gas fired central heating and replacement double glazing. Adjoined to the property is a useful workshop and separate utility room, both with power and light. Outside there is a large gravelled driveway providing ample parking and the pleasant gardens extend to the side and front of the property and include a large paved terrace which is ideal for outside entertaining.

Situated in a pleasant 'tucked away' location within a popular established road, just a short walk of the village High Street with its traditional shops, modern medical centre and historic Parish Church. There are several well regarded schools in the locality and Haywards Heath is within easy reach offering a wide range of shops, an array of restaurants, a modern leisure centre and a main line station providing a fast and frequent commuter service to London and the South Coast.



Entrance Lobby Double glazed replacement front door and side screen. Doors to hall. Wide opening to:-

Glazed Garden Room 10'1" x 8'9" (3.07m x 2.67m) With vaulted polycarbonate ceiling. Tiled floor. Radiator

Hall Built-in airing cupboard housing pre-insulated hot water tank with immersion heater, central heating and hot water time controls. Hatch to loft space. Radiator. Ceiling downlighters. Double glazed windows.

Excellent Kitchen and Dining Room 20'10" x 12'6" narrowing to 9'3" (6.35m x 3.81m)

Refitted Kitchen 9'8" x 9'2" (2.95m x 2.79m) Fitted in a range of cream fronted units, comprising long fitted work surface with inset one and a half bowl sink unit and mixer tap with cupboards, plumbing for washing machine and pull out corner carousel cupboard. Further work surface with inset 4 ring induction hob with drawers and cupboards below and stainless steel extractor canopy above. Fitted wall cupboards. Built in double oven with cupboards above and below. Tall pull out wire rack larder cupboard. Further work surface with cupboards above and below. Space for upright fridge freezer. Wood effect flooring. Wide opening to:

Dining Room 12'6" x 11'6" (3.81m x 3.51m) Radiator. Wood effect flooring. Double glazed sliding doors to sun terrace at front.

Sitting Room 19'5" x 12'3" (5.92m x 3.73m) A fine double aspect room with double glazed sliding doors to garden. T.V. and Sky aerial points. 3 wall lights. Stone hearth with inset electric fire and timber mantel and surround. 2 radiators. Double glazed window.

Bedroom 1 15'2" x 9'8" (4.62m x 2.95m) 2 double glazed windows. Radiators. Picture rail.

Bedroom 2 11'6" maximum x 9'7" (3.51m x 2.92m) Double glazed window. Radiator. Picture rail. Built in wardrobe cupboard. Door to:

En-Suite Shower Room Suite comprising fully tiled shower enclosure with wall mounted shower and glazed door, low level wc and pedestal wash hand basin with mixer tap. Ladder towel warmer.

Bedroom 3 11'8" x 10'2" maximum (3.56m x 3.10m) Double glazed window. Radiator. Picture rail.

Bathroom White suite comprising corner bath, mixer tap and hand held shower attachment, tiled surround. Fully tiled shower cubicle with glazed doors, 'Triton' fitment. Vanitory unit with inset wash basin, mixer tap., cupboard beneath, tiled splashback. Low level w.c. with concealed cistern. Light/extractor fan. Shaver point. Radiator. Double glazed window, tiled floor.

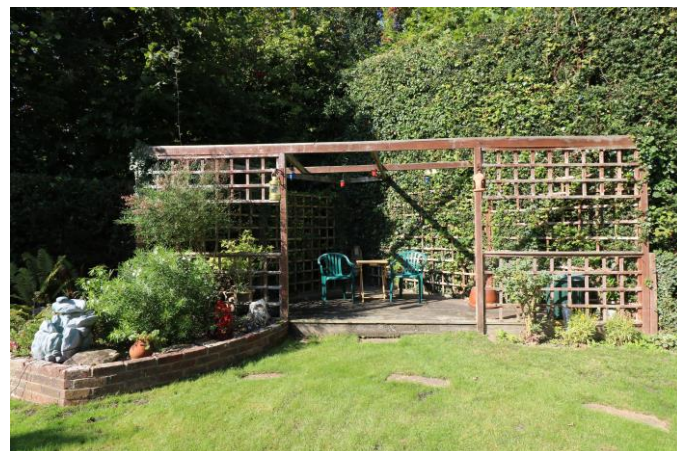
Outside

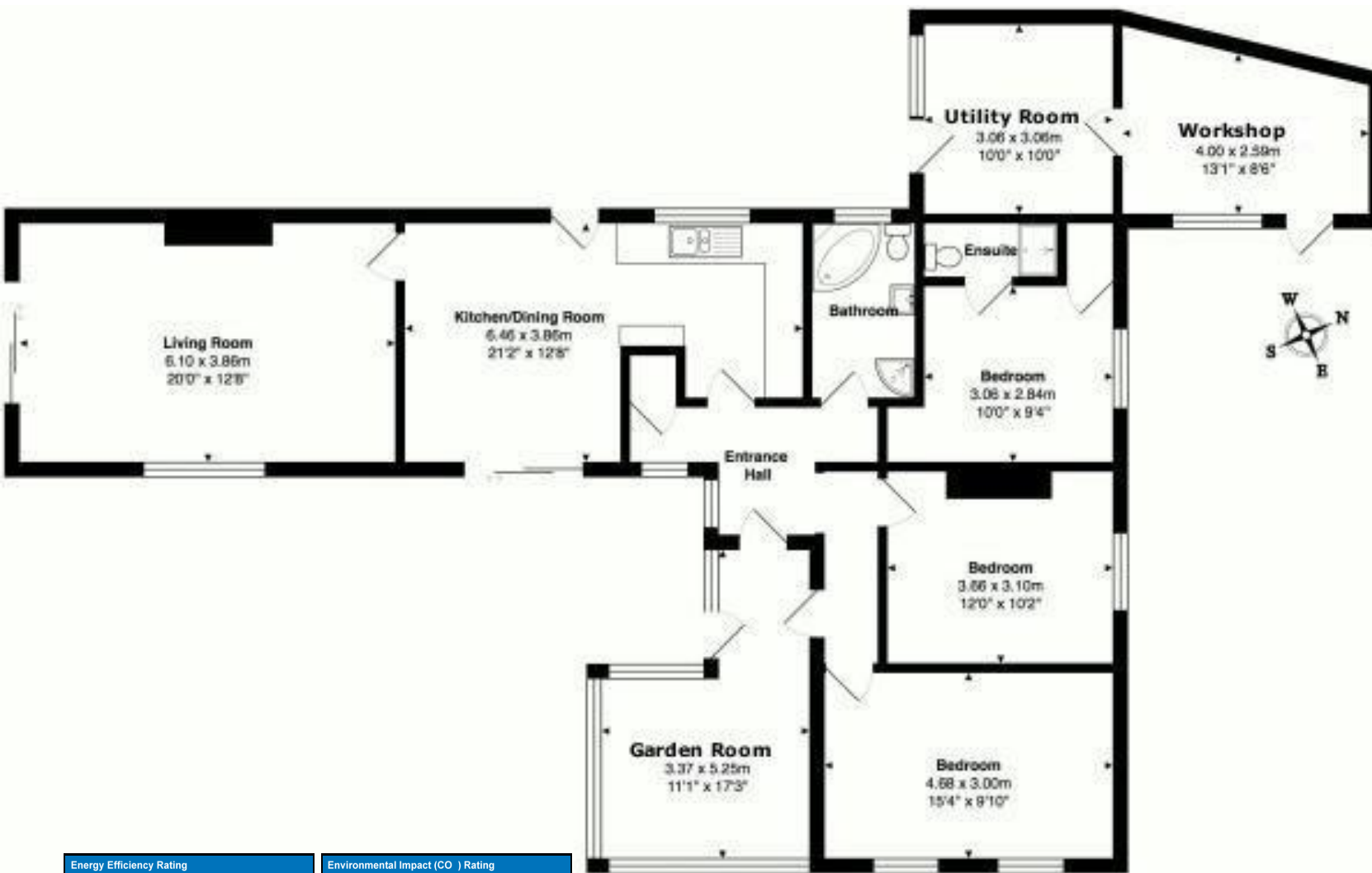
Workshop 13'0" x 9'6" narrowing to 7' 0" (3.96m x 2.90m) Fitted work bench, range of shelving. Light and power points. Door to outside. Door to:-

Utility Room 10'0" x 9'4" (3.05m x 2.84m) Fitted worktop, appliance and storage space under with plumbing for washing machine. Wall mounted 'Worcester' condensing boiler. Stable door to rear terrace.

Gravelled Drive and Parking Area Offering space for 4/5 vehicles.

Gardens Arranged on all sides of the bungalow with established flower and shrub borders. To the front is a natural stone sun terrace, paved patio with block paved path and lawn extending to the south side with shaped shrub bed, corner timber sun decking enclosed by trellis. Timber garden shed. There is a large paved terrace to the rear. Outside lighting, power points and water tap. To the north side there is a further pebble area with greenhouse. The gardens are fully enclosed with timber fencing and established hedges providing shelter and seclusion.





Ground Floor
Area: 135.7 m² ... 1461 ft²

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	
Not energy efficient - higher running costs	
54	58
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
53	56
England, Scotland & Wales	
EU Directive 2002/91/EC	

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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