



Larkrise, 237 The Welkin
Lindfield, West Sussex, RH16 2PW

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£357,500 - Freehold

An excellent 3 bedroom mid terraced house having been updated and improved over recent years. The property benefits from an 18ft sitting room, dining room, modern kitchen, large conservatory, cloakroom and modern shower room on the first floor. The property further benefits from gas fired central heating, replacement double glazing and solar panels linked in to a 25 year feed-in tariff . Outside, there is a garage located in a nearby block and a pleasant landscaped rear garden extending to approximately 33ft with a sunny aspect, and raised flower and shrub borders. The property is brought to the market with the advantage of no onward chain.

The property is pleasantly situated in this highly desirable location within a short walk to the pretty High Street providing a range of traditional shops. Other nearby amenities include post office, parish church, modern medical centre, village hall and common. Haywards Heath is just over a mile away and offers further shopping facilities and the main line station.



Double glazed replacement front door to:

Hall Radiator. Telephone point. Staircase to first floor. Door to:

Cloakroom Suite comprising low level wc and wall mounted wash hand basin with mixer tap. Wood laminate flooring.

Sitting Room 18'2" into window bay x 9'6" (5.54m x 2.90m) Radiator. TV aerial point. Double glazed replacement window. Wide opening to:

Dining Room 9'6" x 9'5" (2.90m x 2.87m) Radiator. Wood laminate flooring. Double glazed sliding patio door to:

Conservatory 14'4" x 8'9" (4.37m x 2.67m) Radiator. 2 wall light points. Tiled flooring. Casement doors to rear garden.

Kitchen 9'5" x 6'1" (2.87m x 1.85m) Long fitted work surface with inset one and a half bowl stainless steel sink unit and mixer tap with cupboards and plumbing for washing machine and slimline dishwasher below. Fitted wall cupboards above. Further work surface with 4 ring electric hob with extractor above flanked by fitted wall cupboards. Built in oven with adjacent drawers. Part tiled walls. Glazed panelled door to Conservatory. Wood laminate flooring. Opening to shelved larder-style area and access to understair storage area.

First Floor

Landing Built in airing cupboard. Drop down hatch with ladder to boarded roof space, with Velux window.

Bedroom 1 16'4" into window bay x 9'6" (4.98m x 2.90m) Radiator. Double glazed replacement window.

Bedroom 2 11'5" x 9'6" (3.48m x 2.90m) Radiator. Double glazed replacement window.

Bedroom 3 9'1" x 6'4" (2.77m x 1.93m) Radiator. Double glazed replacement window.

Shower Room Modern suite with large walk in shower enclosure with wall mounted shower in fully tiled surround with glazed door, low level wc and inset wash hand basin with mixer tap and cupboards below. Radiator. Tiled walls. Double glazed replacement window.

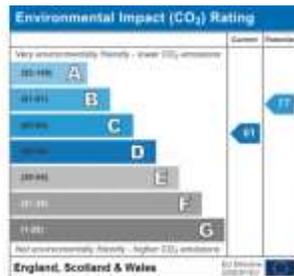
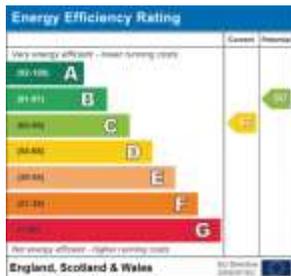
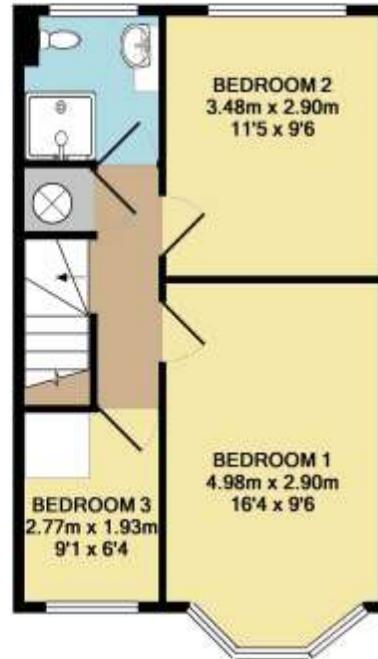
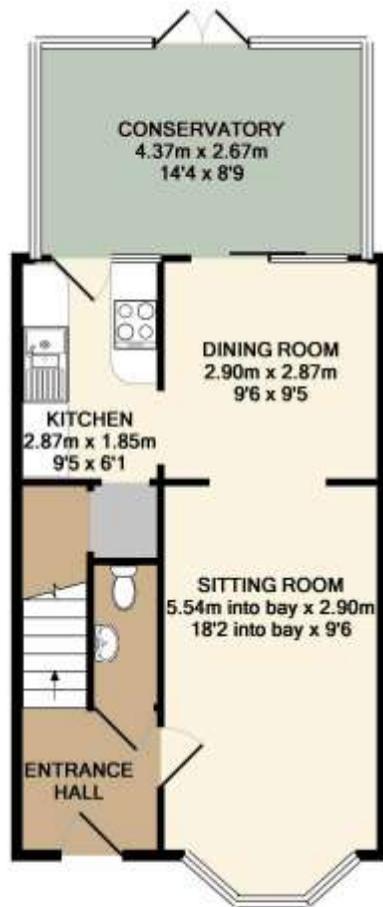
Outside

Garage 16'0" x 8'1" (4.88m x 2.46m) Up and over door. Located in nearby block.

Front Garden Neat area of lawn with pathway leading to front door.

Rear Garden Extending to approximately 33ft. Neatly landscaped for ease of maintenance with raised flower and shrub borders with timber retainers. Fully enclosed by timber fencing with gate providing access to the rear.





GROUND FLOOR
APPROX. FLOOR
AREA 50.2 SQ.M.
(540 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 37.9 SQ.M.
(408 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.1 SQ.M. (948 SQ.FT.)

While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and the responsibility for them lies with the purchaser. The plan is for illustrative purposes only and should be used as such by the prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan. Made with Hecpro's iQ218.

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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