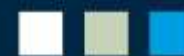




Summerhill Lane, Lindfield, RH16



Mark Reville & Co



Summerhill Lane, Lindfield, RH16

**Guide Price £700,000 - Freehold**

A contemporary style detached family house which has recently been refurbished and extended to offer 4 bedrooms, a luxury en-suite shower room and a refitted family bathroom. Additional features include a 24ft well fitted kitchen/breakfast room, separate utility room, a cloakroom, gas central heating and double glazing throughout. There is also a good size sitting room with feature fireplace and a wide opening to the dining room. Outside there is an integral garage approached via a block paved driveway with further parking for 2-3 cars and a fully enclosed rear garden which backs onto allotments and provides an attractive open aspect.

Conveniently situated in this highly regarded road within a short walk of Haywards Heath main line station providing a fast and frequent commuter service to London (Victoria & London Bridge 47 minutes). Lindfield picturesque village High Street is also close at hand and provides a variety of everyday traditional shops, Post Office, medical centre, coffee shops, restaurants, and 4 public houses. The immediate area is well served by a range of sought after schools catering for all age groups from pre-school through to secondary education.



Outside light point. Double glazed replacement door to:

**Entrance Porch** Oak flooring. Built-in cloaks cupboard. Glazed door to:

**Entrance Hall** Oak flooring. Staircase to first floor with understairs storage cupboard.

**Cloakroom** White suite comprising low level wc, corner wash hand basin. Ladder towel warmer. Tiled floor.

**Sitting Room** 17'9" x 13'0" (5.41m x 3.96m) Feature brick built fireplace with quarry tiled hearth and mantle. Radiator. Oak flooring. Wide opening to:

**Dining Room** 12'0" x 10'0" (3.66m x 3.05m) Radiator. Oak flooring. Double glazed replacement door to terrace.

**Well Fitted Kitchen/Breakfast Room** 24'0" x 10'0" (7.32m x 3.05m) Fitted in modern cream high gloss units with oak work surfaces comprising inset 1/2 bowl sink unit with mixer tap, cupboards and plumbing under for dishwasher. Inset Neff halogen hob with extractor hood above and drawers below. Built-in electric double oven with cupboard above and drawers below. Tall shelved larder cupboard. Space for upright fridge/freezer. Oak breakfast bar. Fitted wall cupboards. Part tiled walls. Space for breakfast table. Ceiling downlighters. Double glazed bi-fold doors to terrace. Radiator. Door to:

**Utility Room** 8'4" x 8'3" (2.54m x 2.51m) Matching cream units with inset stainless steel sunk unit with mixer tap, cupboard and plumbing under for washing machine and space for tumble drier. Further work surfaces with cupboards below. Fitted wall cupboards. Ceiling downlighters. Double glazed replacement door to side.

## First Floor

**Landing** Built-in airing cupboard. Drop-down hatch to roof space.

**Bedroom 1** 16'0" x 8'8" max. (4.88m x 2.64m) Radiator. Double aspect. Built-in wardrobe cupboard. Door to:

**Luxury En-Suite Shower Room** White suite comprising walk-in shower enclosure with Aqualisa shower and rain head shower above in fully tiled surround and glazed screen. Low level wc. Wide wash hand basin with drawer below. Ladder towel warmer. Ceiling downlighters. Tiled floor and part tiled walls.

**Bedroom 2** 16'0" x 13'0" max. (4.88m x 3.96m) Radiator. 2 fitted double wardrobe cupboards to one wall.

**Bedroom 3** 12'0" x 10'0" (3.66m x 3.05m) Radiator. Built-in double wardrobe cupboard.

**Bedroom 4** 10'5" x 10'0" (3.18m x 3.05m) Radiator. Built-in double wardrobe cupboard.

**Family Bathroom** White suite comprising P-shaped bath with fitted Aqualisa shower and rain head shower above in fully tiled surround and curved glass screen. Low level wc. Wash hand basin with drawer below. Ladder towel warmer. Radiator. Tiled floor and part tiled walls.

## Outside

**Integral Garage** Up and over door. Light and power

**Front Garden** Block paved driveway to garage with parking for 2-3 cars. Brick built retaining wall with area of lawn. Gate and side access to:

**Fully Enclosed Rear Garden** Large paved terrace with brick retaining wall and raised area of lawn. Fully enclosed by timbered fencing offering privacy. The garden backs onto allotments and enjoys an open aspect to the rear.

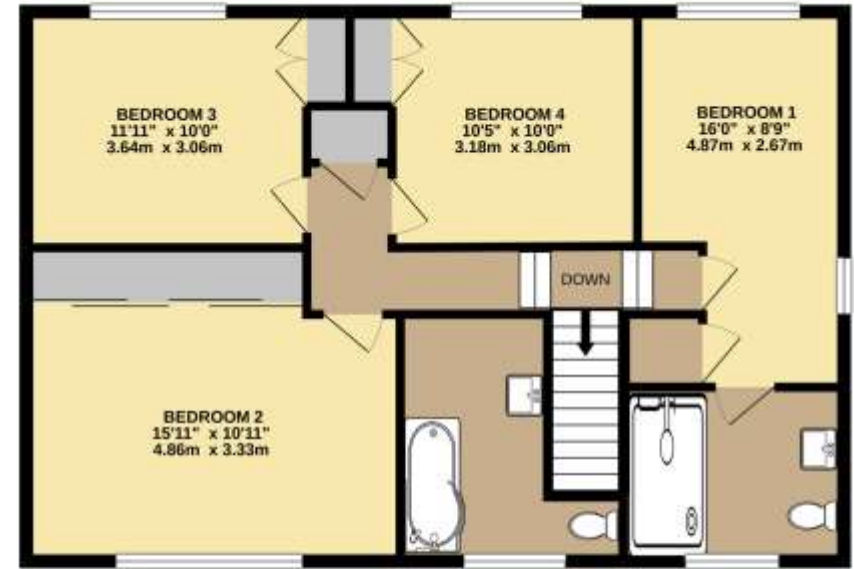




**GROUND FLOOR**  
897 sq.ft. (83.3 sq.m.) approx.



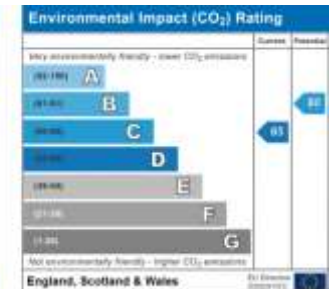
**1ST FLOOR**  
790 sq.ft. (73.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1687 sq.ft. (156.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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42 High Street  
 Lindfield  
 West Sussex, RH16 2HL  
 01444 484564  
 lindfield@markrevill.com

