



Brookway
Lindfield, West Sussex, RH16 2



Mark Revill & Co

Brookway

Lindfield, West Sussex, RH16 2

£379,950 - Freehold

A 4 bedroom terraced house having been extended and improved by the current owners to include a 31ft open plan living, dining and kitchen room spanning the ground floor, three bedrooms and a family bathroom on the first floor, and a master bedroom with en-suite shower room on the second floor. The property benefits from gas fired central heating and double glazing throughout. Outside there is a garage located in a nearby block, front garden and attractive west facing rear garden with timber decked area adjoining the property and lawn, being fully enclosed by timber fencing.

Situated at the top of a sought after quiet, private estate within easy walking distance of the village High Street, providing a range of local shops and services, medical centre, churches and public houses. Haywards Heath is also within easy reach providing a more comprehensive range of shopping and leisure facilities together with mainline train station providing fast links to London and the South Coast.



Recessed Covered Entrance Double glazed replacement front door to:

Hall Staircase to first floor. Door to:

Open Plan Living, Dining and Kitchen Room 31'9" x 15'5" (9.68m x 4.70m) Double aspect with oak flooring throughout. 2 radiators. Built in understair storage cupboard. Long fitted wood block work surface with inset one and a half bowl sink unit and mixer tap with drawers, cupboard and plumbing for washing machine and dishwasher below. Fitted wall cupboards. Space for Range style cooker with extractor canopy above. Space for upright fridge/freezer. Tall storage cupboard. Further work surface with drawers and cupboard below. Space for dining table and chairs. Double glazed replacement window and casement doors opening to rear garden.

First Floor

Landing Turned staircase to first floor.

Bedroom 2 13'0" x 10'2" (3.96m x 3.10m) Fitted wardrobe cupboard. Radiator. Double glazed replacement window.

Bedroom 3 11'8" x 11'1" (3.56m x 3.38m) Fitted wardrobe cupboard with cupboard above. Radiator. Double glazed replacement window.

Bedroom 4 7'5" x 6'11" (2.26m x 2.11m) Radiator. Double glazed replacement window.

Bathroom White suite comprising panelled bath with mixer tap and shower attachment in tiled surround, low level wc and wash hand basin with mixer tap and cupboards below. Ladder towel warmer/radiator. Tiled flooring. Double glazed replacement window.

Second Floor

Landing Door to:

Bedroom 1 14'0" x 11'1" (4.27m x 3.38m) Double aspect. Radiator. Built in eaves storage cupboards. Velux windows. Door to:

En-Suite Shower Room Fully tiled shower enclosure with wall mounted shower and glazed screen, low level wc and wash hand basin with mixer tap and cupboards below. Extractor fan. Tiled flooring. Ladder towel warmer/radiator. Double glazed window.

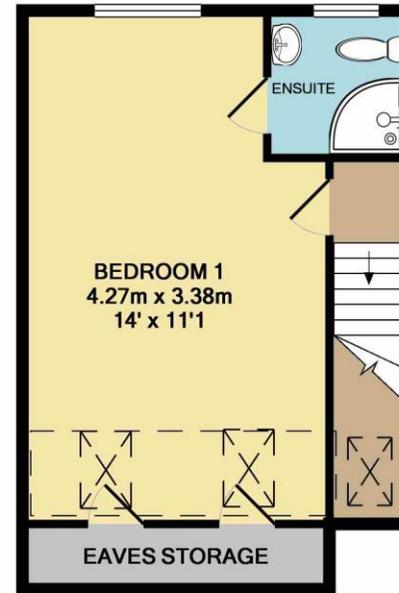
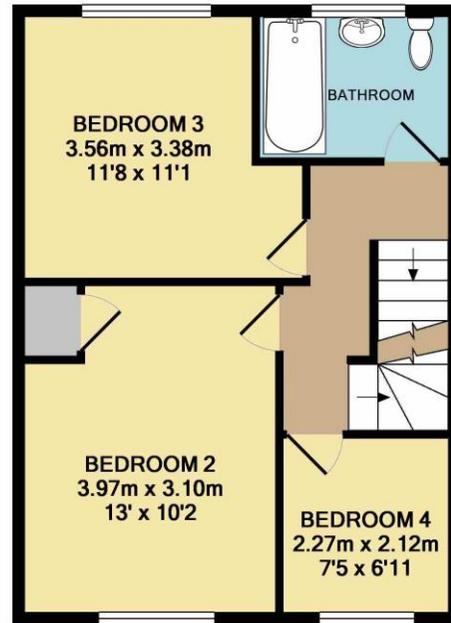
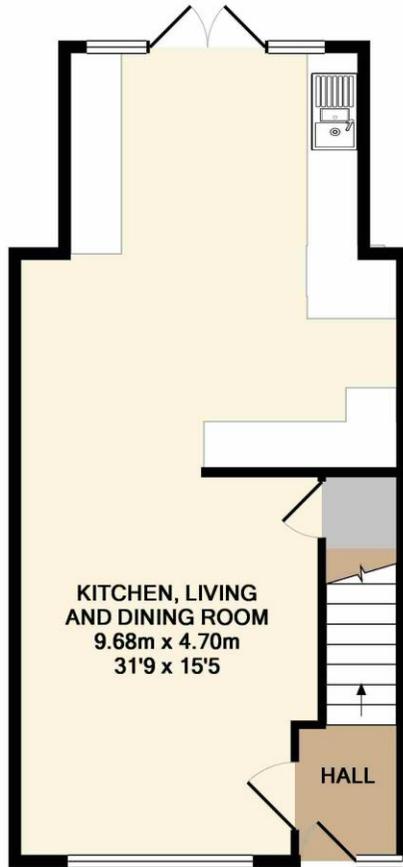
Outside

Garage Located in a nearby block with up and over door.

Front Garden Laid to lawn with pathway to front door. Gate and side access to:

Rear Garden A delightful westerly facing garden with large timber decked area adjoining the rear of the property. Area of lawn with raised borders. Timber garden shed. Fully enclosed by timber fencing. Outside water tap.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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 <small>Not energy efficient - higher running costs</small>		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 <small>Not environmentally friendly - higher CO₂ emissions</small>	
64	77	58	74
EU Directive 2002/91/EC England, Scotland & Wales		EU Directive 2002/91/EC England, Scotland & Wales	

1ST FLOOR
APPROX. FLOOR
AREA 37.1 SQ.M.
(400 SQ.FT.)

2ND FLOOR
APPROX. FLOOR
AREA 30.7 SQ.M.
(331 SQ.FT.)

TOTAL APPROX. FLOOR AREA 109.6 SQ.M. (1180 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. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
Made with Metropix ©2019

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.



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

