



Meadway
Lewes Road, Lindfield, West Sussex, RH16 2LQ



Mark Revill & Co

Meadway

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Guide Price £550,000 - Freehold

A most attractive 3 bedroom older style detached house requiring modernisation with a lovely open outlook to the front over Lindfield Common. It has a good size front garden, small rear garden and offers great potential for extension if required. It provides a sitting room with brick fireplace, a separate dining room, a kitchen/breakfast room, utility room and a downstairs shower/cloakroom. On the first floor there are 3 bedrooms, a bathroom, a separate wc and the main bedroom is also served by a passenger lift. Outside there is a large garage approached over a long block paved driveway with additional parking, a small rear garden and the front garden is well established.

Conveniently located within a short level walk of the village High Street providing a variety of local shops and amenities including a supermarket, Post Office, coffee shops, restaurants and a choice of pubs. Other village amenities include the medical centre, village hall and well regarded schools catering for all age groups. Haywards Heath is only just over a mile away and provides further shopping facilities and the main line station with an excellent commuter service to London (Victoria and London Bridge 47 minutes).



Half glazed front door to:

Entrance Porch Port-hole window. Glazed door to:

Entrance Hall Radiator. Stairs to first floor. Passenger lift to main bedroom.

Shower/Cloakroom Coloured suite comprising shower enclosure with fitted shower unit in fully tiled surround. Low level wc. Corner wash hand basin. Tiled floor and walls. Hatch to roof space. Double glazed replacement window.

Sitting Room 13'10" x 11'0" (4.22m x 3.35m) Double glazed replacement bow window. Brick built fireplace with fitted flame effect gas fire. Double aspect. 4 wall light points.

Separate Dining Room 12'5" x 12'0" (3.78m x 3.66m) Double aspect. Radiator. Double glazed replacement windows. Outlook over Lindfield Common. 4 wall light points.

Kitchen/Breakfast Room 10'10" x 9'6" plus recess (3.30m x 2.90m) Fitted in modern units comprising long work surface with inset stainless steel sink unit with cupboards and plumbing under for slimline dishwasher. Inset gas hob with extractor canopy above and electric double oven below. Further work surfaces with drawers and cupboards below. Fitted wall cupboards. Double aspect. Space for breakfast table. Space for fridge/freezer. Radiator. Understairs storage cupboard. Double glazed replacement windows. Tiled floor and walls.

Utility Room Deep glazed Butlers sink with cupboards below. Plumbing for washing machine and space for tumble dryer. Wall mounted gas boiler. Tiled walls and floor. Glazed door to side.

First Floor

Landing Double glazed replacement window.

Bedroom 1 12'6" x 12'0" plus large door entrance (3.81m x 3.66m) 2 radiators. Range of fitted wardrobe cupboards. Double aspect. Double glazed replacement windows with views to the front over Lindfield Common. Passenger lift.

Bedroom 2 14'0" x 11'0" (4.27m x 3.35m) Double aspect. Radiator. Range of fitted wardrobe cupboards. Hatch to roof space. Double glazed replacement window with outlook over Common.

Bedroom 3 16'2" x 8'2" max. (4.93m x 2.49m) Radiator. Fitted wardrobe cupboards. Double glazed replacement window.

Bathroom Modern white suite comprising enclosed panelled bath. Wash hand basin with cupboards below. Ladder towel warmer. Part tiled walls. Double glazed replacement window.

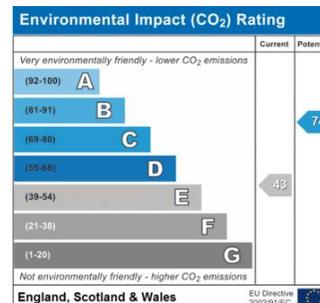
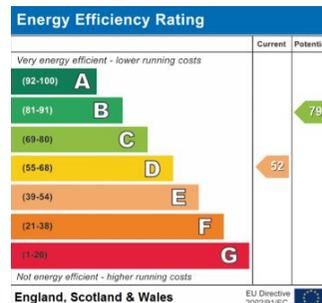
Separate WC Matching low level wc. Double glazed replacement windows.

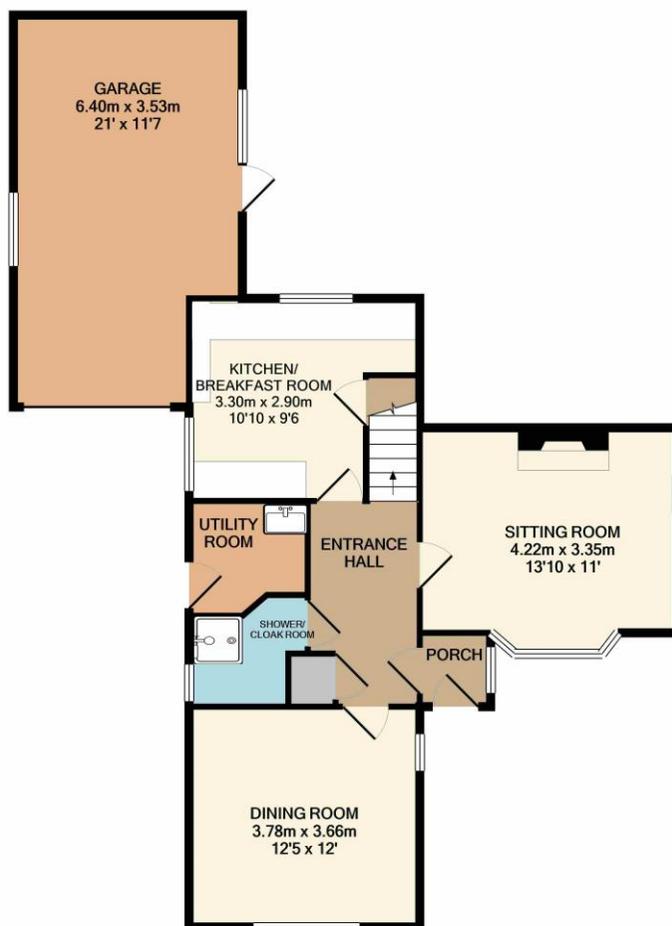
Outside

Large Attached Garage 21'0" x 11'7" (6.40m x 3.53m) Electric up and over door. Deep glazed sink unit. Outside water tap. Replacement windows and door to garden.

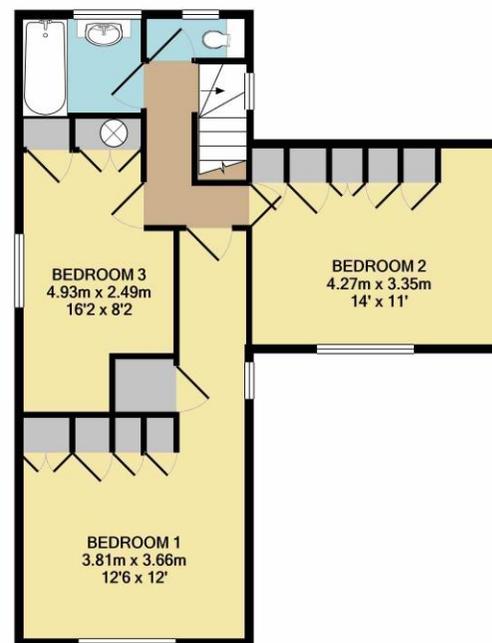
Good Size Front Garden Laid to lawn with shrub bed. Hedging to front. Gate and side access to:

Small Rear Garden Fully enclosed by timbered fencing and brick wall to the rear. Laid to lawn with flower and shrub beds. Timber shed.





GROUND FLOOR
APPROX. FLOOR
AREA 78.2 SQ.M.
(842 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 53.5 SQ.M.
(575 SQ.FT.)

TOTAL APPROX. FLOOR AREA 131.7 SQ.M. (1418 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.
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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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