



Lewes Road, Lindfield, West Sussex, RH16 2LF

 Mark Revall & Co

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Guide Price £895,000 - Freehold

A fine 6 bedroom individual Sussex style detached house providing adaptable family accommodation on three floors, including 3 bath/shower rooms (1 en-suite) and 3 reception rooms featuring an impressive oak framed garden room. Additional benefits include an open plan kitchen/dining room, utility room, downstairs cloakroom and a useful home office ideal for someone working from home. Outside the property is approached via electric gates and a block paved driveway leading to the garage with ample additional parking. The rear garden is well screened by brick walls, established trees and hedging offering good privacy and seclusion.

Very conveniently located on the edge of the Common, within a few minutes short level walk of the village High Street providing a variety of traditional every day shops, supermarket, Post Office, coffee shops, restaurants and a choice of pubs. Within the vicinity are well regarded schools catering for all age ranges. The main town of Haywards Heath is only just over a mile away and the main line railway station offers a good commuter services to London (Victoria & London Bridge 47 minutes). The town also provides further shopping and leisure facilities.



**Pitched Tiled Covered Entrance Porch** Oak front door to:

**Entrance Hall** Radiator. Oak flooring. Turned staircase to first floor.

**Cloakroom** White suite comprising low level wc. Fitted wash hand basin. Tiled floor. Half panelled walls.

**Sitting Room** 19'9" into bay x 10'10" (6.02m x 3.30m) A bright triple aspect room with open fireplace in stone surround and quarry tiled hearth. 2 radiators. 3 wall light points. Double glazed sliding patio doors to terrace. TV aerial point. Archway to:

**Oak Framed Garden Room** 13'7" x 10'6" (4.14m x 3.20m) Oak beamed vaulted ceiling. 2 radiators. Double doors to terrace.

**Kitchen/Dining Room** 26'0" x 10'0" (7.92m x 3.05m) White units with granite and oak work surfaces comprising inset stainless steel 1½ bowl sink unit with mixer tap, drawers and cupboards under. Gas fired Aga with twin hot plates and double oven. Extractor canopy. Built-in electric double oven. Fitted wall cupboards. 2 radiators. Tiled floor. Part glazed stable door to garden. Space for dining table. Casement doors to garden. Oak flooring. Opening to:

**Utility Room** 9'8" x 6'11" (2.95m x 2.11m) Fitted in modern units with oak work surface comprising inset stainless steel sink unit with mixer tap, cupboards and plumbing for washing machine. Tall storage cupboard. Space for upright fridge/freezer. Wall mounted gas boiler. Tiled floor and walls. Half glazed door to covered side porch.

### First Floor

**Spacious Landing** Radiator. Fitted window shutters.

**Bedroom 1** 15'0" x 10'0" (4.57m x 3.05m) Radiator. 2 fitted double wardrobe cupboards. door to:

**En-Suite Bathroom** White suite comprising tiled panelled bath with fitted shower attachment. Large walk-in shower enclosure with fitted shower unit in fully tiled surround and glass door. Wash hand basin with cupboards below. Low level wc. Tiled floor. Fitted window shutter.

**Bedroom 3** 12'7" into bay x 10'4" plus door recess (3.84m x 3.15m) Double aspect. Radiator. Built-in wardrobe cupboard and eaves storage cupboards.

**Bedroom 4** 10'4" x 10'0" (3.15m x 3.05m) Radiator. 2 built-in double wardrobe cupboards.

**Bedroom 5** 11'5" x 10'1" max. (3.48m x 3.07m) Radiator. Built-in triple wardrobe cupboard.

**Bedroom 6** 11'5" x 7'11" max. (3.48m x 2.41m) Radiator.

**Family Bathroom** White suite comprising shower enclosure with fitted shower unit in tiled surround and glass screen. Twin wash hand basins with drawers and cupboards below. Low level wc. Heated towel rail. Shaver point. Fitted window shutters. Tiled floor with electric underfloor heating.

### Second Floor

#### Landing

**Bedroom 2** 22'5" x 9'10" max. (6.83m x 3.00m) 2 radiators. Fitted window seat with storage below. Eaves storage cupboards.

**Shower Room** White suite comprising shower enclosure with fitted shower unit in tiled surround and glass door. Wash hand basin with cupboards below. Low level wc. Tiled floor. Ladder towel warmer. Shaver point. Fitted storage cupboards. eaves storage cupboards.

### Outside

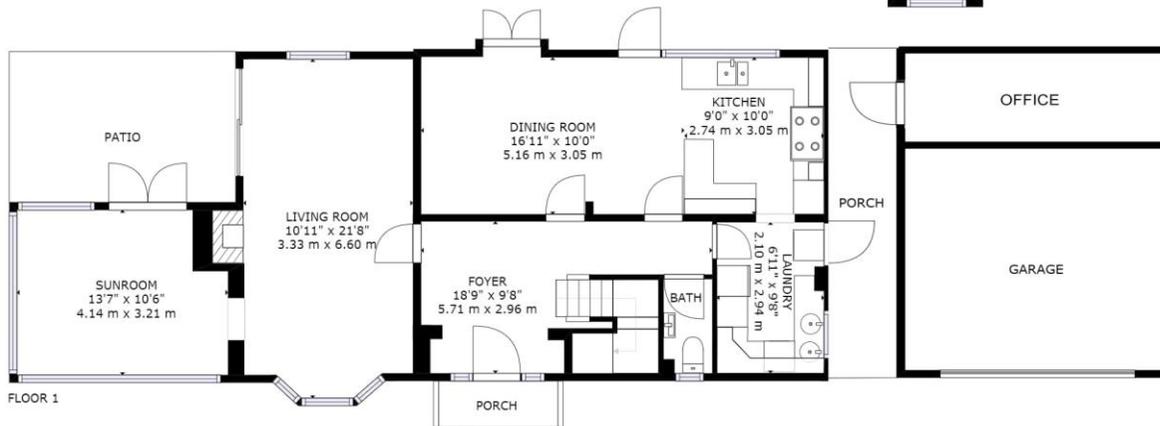
**Attached Garage** 18'2" x 9'3" (5.54m x 2.82m) Up and over door. Light and power. Side door to covered side access.

**Home Office** 9'3" x 6'9" (2.82m x 2.06m) Radiator. Light and power. TV aerial point.

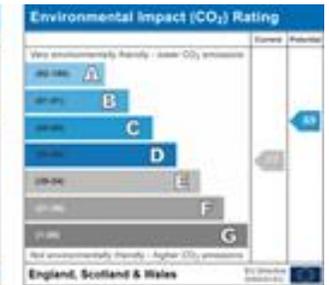
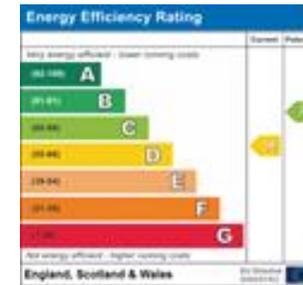
**Front Garden** Electric gates and block paved driveway to garage with additional parking. Side access to:

**Secluded Rear Garden** Well screened by brick walls, trees and shrubs offering good privacy. Several brick paved terraces. Mainly laid to lawn edged with flower and shrub beds. Outside light point and water tap. Timber garden shed.





GROSS INTERNAL AREA  
 FLOOR 1: 917 sq ft, 85 m<sup>2</sup>, FLOOR 2: 997 sq ft, 93 m<sup>2</sup>  
 FLOOR 3: 262 sq ft, 24 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 81 sq ft, 8 m<sup>2</sup>  
 TOTAL: 2176 sq ft, 202 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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