



13 Sorrel Close
Lindfield, West Sussex, RH16 2EA



Mark Reville & Co

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Price £425,000 - Freehold

A delightful 3 bedroom semi-detached house built by David Wilson Homes in 2016 to their 'Ashworth' design and benefits from the remainder of a 10 year NHBC warranty. The bright, well proportioned accommodation comprises of a 16ft living room, 11ft kitchen/breakfast room with built in appliances, cloakroom, en-suite shower room to the master bedroom and a family bathroom. The property is very well presented throughout and features a delightful outlook to the front over a central green. The property further benefits from a pleasant enclosed rear garden and a driveway to the side of the property with parking for 2 cars.

Situated in this popular development on the edge of Lindfield within a short distance of the village High Street, providing a range of traditional shops, services and boutiques. Haywards Heath is within easy reach providing a comprehensive range of shopping and leisure facilities together with a mainline train station providing fast links to London and the South Coast. The property is close to open countryside, providing an abundance of footpaths, ideal for exploring the local area.



Covered Entrance Porch Outside light point. Front door to:

Entrance Hall Radiator. Staircase to first floor with understairs storage cupboard.

Cloaks/Utility Room White suite comprising low level wc. Fitted wash hand basin. Concealed washer/dryer. Ladder towel warmer.

Kitchen/Breakfast Room 11'10" x 9'8" (3.61m x 2.95m) Fitted in modern high gloss fronted units comprising inset stainless steel sink with mixer tap, cupboard and integrated dishwasher below. Fitted work surface with inset six ring gas hob with electric oven below and extractor canopy above. Drawers and cupboards. Integrated fridge and freezer. Fitted wall cupboards. Radiator. Space for breakfast table.

Living Room 16'1" x 14'8" (4.90m x 4.47m) Radiator. TV aerial and telephone points. Double glazed casement doors to garden.

FIRST FLOOR

Landing Hatch to roof space. Large airing cupboard. Built-in storage cupboard.

Bedroom 1 12'3" x 10'11" (3.73m x 3.33m) Radiator. Open outlook over central green. Deep built-in wardrobe cupboard. Door to:

En Suite Shower Room White suite comprising shower cubicle with fitted shower unit in fully tiled surround and glass door. Pedestal wash hand basin, low level wc. Radiator. Tiled floor.

Bedroom 2 12'7" x 8'8" (3.84m x 2.64m) Radiator.

Bedroom 3 9'5" x 7'1" (2.87m x 2.16m) Radiator.

Bathroom White suite comprising enclosed panelled bath with fitted shower attachment in tiled surround and glass screen, pedestal wash hand basin, low level wc. Tiled floor. Heated towel warmer.

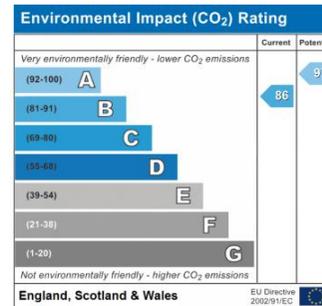
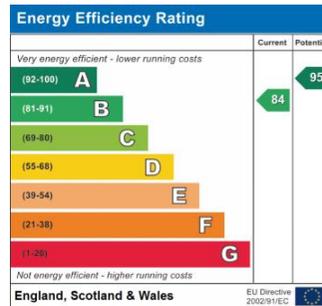
OUTSIDE

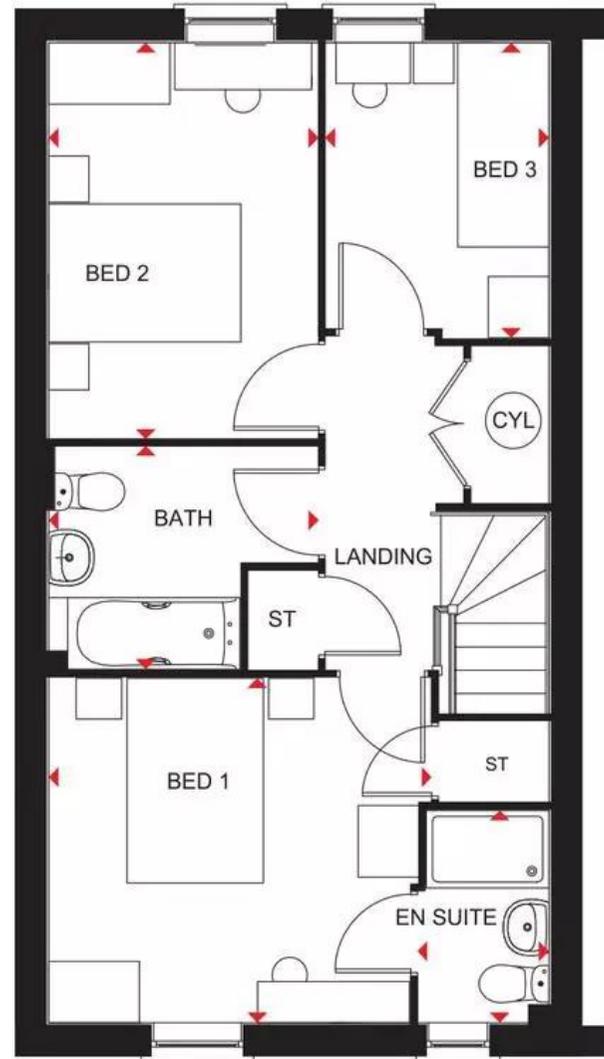
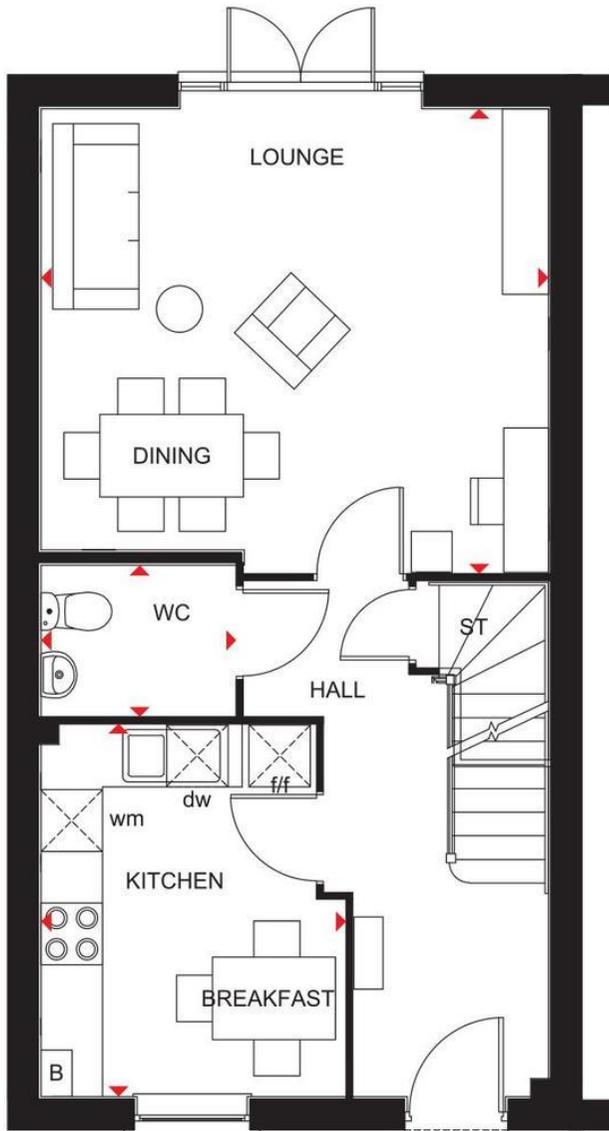
Front Garden Hedging to front and side. Pathway to front door.

Driveway To the side of the property with parking for several cars with automatic security lights.

Rear Garden Large paved terrace. Steps up to an area of lawn. Fully enclosed by tall timbered fencing. Outside water tap and deep glazed sink unit.

Timber Home Office 8'7" x 5'7" (2.62m x 1.70m), power and light point.





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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