



Beckworth Lane, Lindfield, RH16 2



Mark Revill & Co

Beckworth Lane, Lindfield, West Sussex, RH16 2

Guide Price £550,000 - Freehold

An older style 3 bedroom semi-detached house presented in very good order throughout. The accommodation comprises a 15ft sitting room with feature log burner, dining room, conservatory and modern kitchen. Further benefits include gas fired central heating, leaded light double glazed replacement windows and a ground floor cloakroom. The property is approached by a driveway providing parking for several vehicles leading to an attached garage. The rear garden is a particular feature of the property with a favoured southerly aspect, large terrace adjoining the property and well tended lawn with mature shrub and hedged boundaries.

Beckworth Lane is a cul-de-sac lying immediately off Backwoods Lane in this much favoured location, just a short walk of Lindfield's picturesque village High Street offering traditional shops, inns, modern medical centre and historic parish church. There are several good schools in the locality catering for various age groups, whilst Haywards Heath is within easy reach providing a wider range of shops, restaurants, a modern leisure centre and a main line station with an excellent commuter service to London and nearby Gatwick Airport.



Double glazed front door to:

Hall Double aspect. Radiator. Staircase to first floor with understair storage cupboard. Oak flooring. Double glazed replacement windows. Door to:

Cloakroom White suite comprising low level wc and wall mounted wash hand basin. Radiator. Extractor fan. Double glazed window.

Sitting Room 15'7" x 11'9" (4.75m x 3.58m) A delightful room with feature brick fireplace with inset cast iron log burner and oak bressummer. 2 Radiators. Double glazed replacement windows. Double doors to:

Dining Room 12'3" x 9'4" (3.73m x 2.84m) Oak flooring. Radiator. Double glazed bi-folding door to:

uPVC Conservatory 12'1" x 10'2" (3.68m x 3.10m) With lower brick elevations and casement doors leading to rear garden. Oak flooring.

Kitchen 10'6" x 10'0" (3.20m x 3.05m) A modern fitted kitchen in white gloss 'Shaker' style units comprising long fitted work surface with inset stainless steel sink unit and mixer tap with cupboards, drawers and plumbing for slimline dishwasher below. Inset 4 ring gas hob with oven below and stainless steel extractor canopy above flanked by fitted wall cupboards. Further long fitted work surface with built in fridge and freezer below. Fitted wall cupboards above. Further work surface with cupboard above and below. Oak flooring. Double glazed replacement window and door to terrace.

First Floor

Landing Drop down hatch to roof space. Built in airing cupboard. Double glazed replacement window.

Bedroom 1 13'5" x 10'8" *plus door recess (4.09m x 3.25m)* 2 double built in wardrobe cupboards. Radiator. Double glazed replacement window.

Bedroom 2 11'4" x 9'4" (3.45m x 2.84m) Built in double wardrobe cupboard. Radiator. Double glazed replacement window.

Bedroom 3 11'11" x 8'11" *narrowing to 5'11" (3.63m x 2.72m)* Built in storage cupboard. Radiator. Double glazed replacement window.

Bathroom Double aspect. White suite comprising panelled bath with wall mounted shower above in tiled surround with glazed screen, low level wc and pedestal wash hand basin. Ladder towel warmer/radiator. Tiled walls. Double glazed replacement windows.

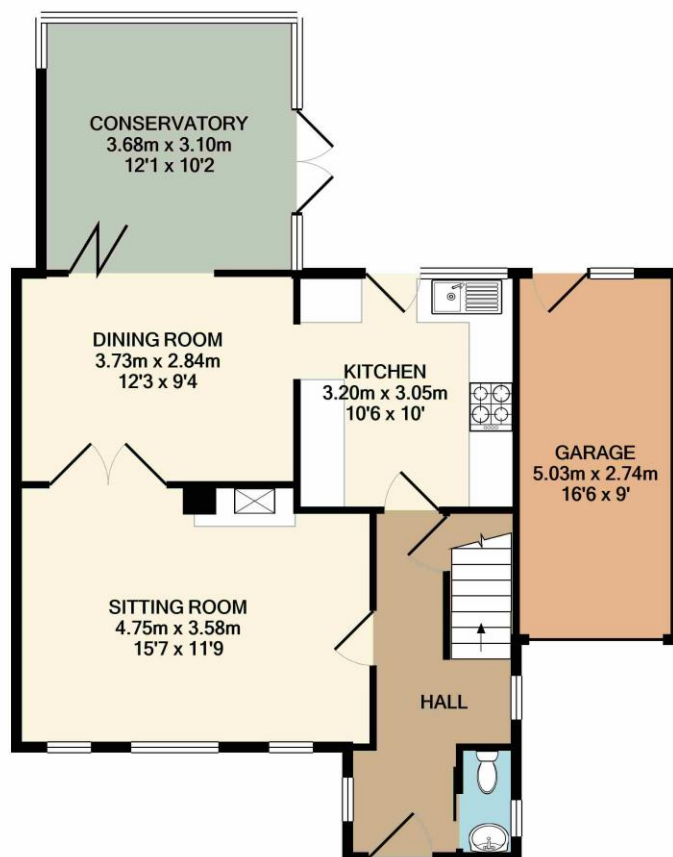
Outside

Garage 16'6" x 9'0" (5.03m x 2.74m) With twin doors. Light and power. Plumbing for washing machine. Double glazed replacement window and door to rear garden. the garage is approached by a driveway providing off road parking for several vehicles.

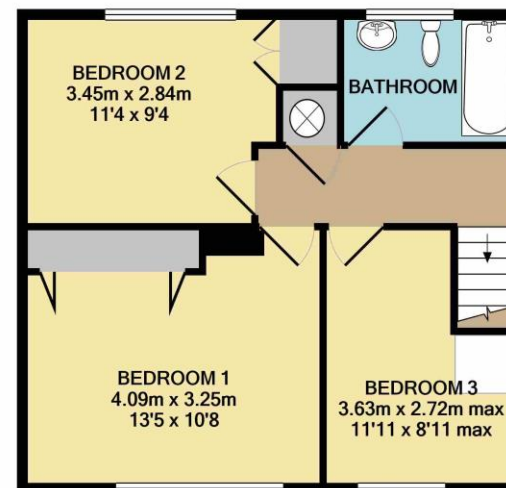
Front Garden Laid to lawn with shrub and hedged borders and brick wall to front boundary.

Delightful Rear Garden With a favoured southerly aspect. Paved terrace adjoining the rear of the property providing an ideal space for al-fresco dining. Mainly laid to lawn on two levels with flower, shrub and hedged borders. Timber garden shed. Water tap. Light points.





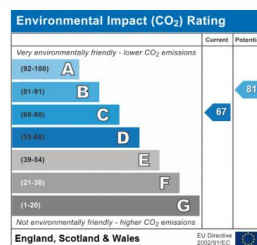
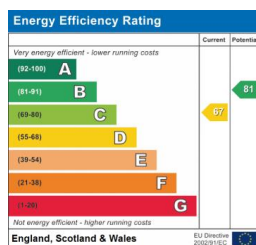
GROUND FLOOR
APPROX. FLOOR
AREA 71.7 SQ.M.
(772 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.4 SQ.M.
(478 SQ.FT.)

TOTAL APPROX. FLOOR AREA 116.1 SQ.M. (1249 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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