



Backwoods Close, Lindfield, West Sussex. RH16 2EG

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Guide Price £685,000 - Freehold

A rare opportunity to acquire an older style 4 bedroom detached house backing on to Lindfield Common with the added benefit of a gate leading to this popular recreational space, ideal for dog walkers. The house has been extended to the front to provide increased accommodation and features a sitting room with open fireplace and double doors to a separate dining room, a kitchen/breakfast room and a ground floor shower room. On the first floor there are 4 bedrooms and a bathroom. Outside there is a block paved driveway leading to an integral garage with ample further parking and the front and rear gardens are well established and offer good seclusion.

Located in this quiet popular close in a very convenient position within a short walk of the village High Street with a variety of traditional shops, including supermarket, coffee shops, boutiques, restaurants and a choice of pubs. Nearby local amenities include a medical centre, village hall and very sought after, well regarded primary and secondary schools. Haywards Heath main line station is also within easy reach being about 1.25 miles away and provides a good commuter service to London (47 minutes).



Ground Floor

Wide covered entrance porch. Outside light point. Glazed front door to:

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

Shower Room Coloured suite comprising shower enclosure with fitted shower attachment in fully tiled surround and glazer door. Fitted wash hand basin. Low level wc. Ladder towel warmer.

Sitting Room 18'4" x 13' maximum (5.59m x 3.96m) Raised open fireplace. Double glazed sliding patio doors to garden terrace. Radiator. Glazed double doors to:

Dining Room 11'6" x 11' (3.51m x 3.35m) Radiator.

Kitchen/Breakfast Room 15' x 7'7" (4.57m x 2.31m) Fitted in modern units comprising long work surface with inset one and a half bowl sink unit with mixer tap, cupboards and plumbing under for washing machine and slimline dishwasher. Further work surface with drawers and cupboards below. Electric cooker point, extractor canopy above. Space for upright fridge/freezer. Fitted wall cupboards. Double glazed replacement window and door to side.

First Floor

Landing Radiator. Hatch to roof space.

Bedroom 1 13' x 11' (3.96m x 3.35m) Fitted wardrobes to one wall with mirror sliding doors. Access to eaves storage. Radiator. Double glazed replacement window.

Bedroom 2 12'7" x 11'6" (3.84m x 3.51m) Radiator.

Bedroom 3 13' x 7'8" (3.96m x 2.34m) Radiator. Double glazed replacement window. Built in linen cupboard. Access to eaves storage.

Bedroom 4 9'6" x 8'6" (2.90m x 2.59m) Radiator. Stable door to: **Balcony** Small decked balcony area.

Bathroom White suite comprising corner bath with fitted shower attachment. Pedestal wash hand basin. Low level wc. Ladder towel warmer. Double glazed replacement window. Radiator.

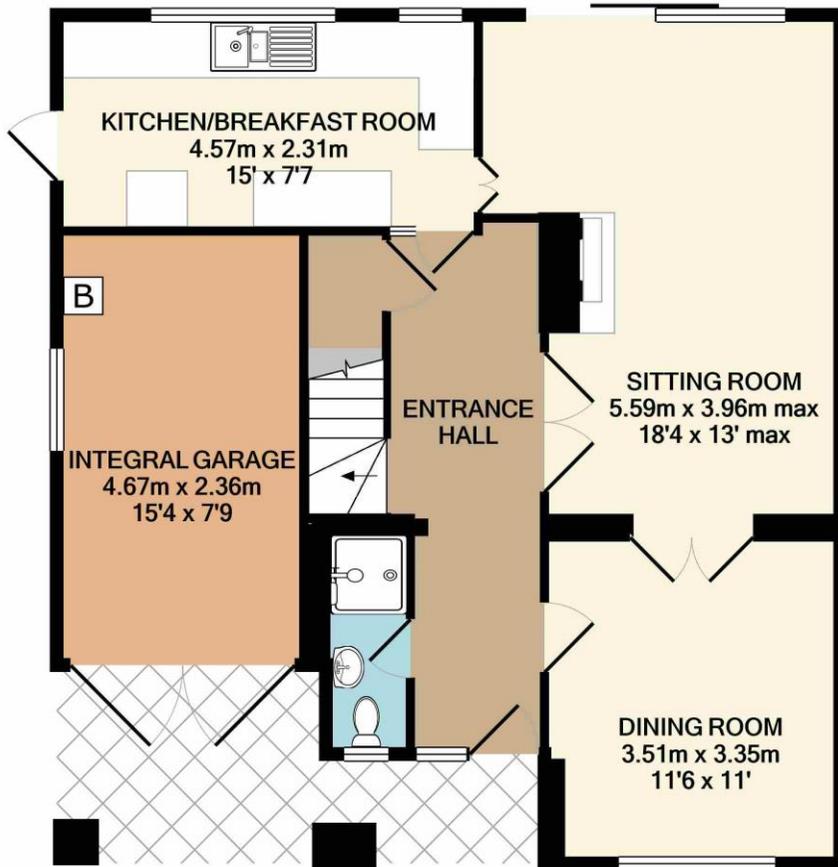
Outside

Integral Garage 15'4" x 7'9" (4.67m x 2.36m) Double timber doors to front. Light and power. Wall mounted gas boiler.

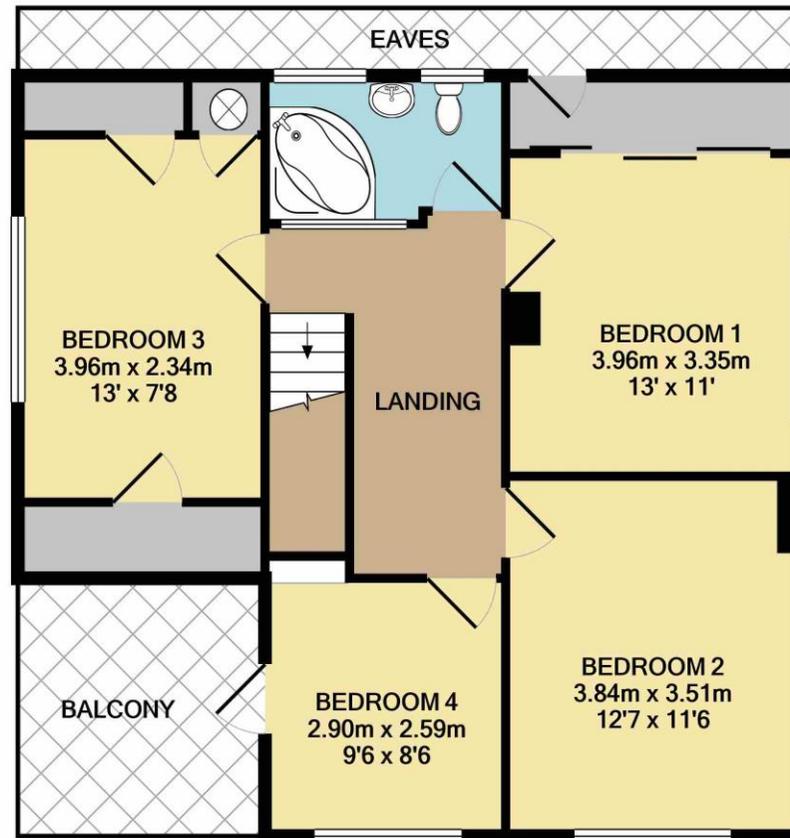
Front Garden Block paved drive to garage with additional parking. Raised area of lawn. Mature trees and hedging. Gate and side access on either side to:

Secluded Rear Garden Paved terrace. Shaped area of lawn with flower and shrub boarder. Further paved terrace. Fully enclosed by fencing, trees and shrubs offering good privacy. **Timber garden shed**. Gate and direct access to Lindfield Common.





GROUND FLOOR
APPROX. FLOOR
AREA 68.1 SQ.M.
(733 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 62.0 SQ.M.
(668 SQ.FT.)

TOTAL APPROX. FLOOR AREA 130.1 SQ.M. (1400 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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42 High Street
Lindfield
West Sussex, RH16 2HL
01444 484564
lindfield@markrevill.com

