



Sunte Avenue
Lindfield, West Sussex. RH16 2



Mark Revill & Co

Sunte Avenue

Lindfield, West Sussex. RH16 2

Guide Price £525,000 - Freehold

A rarely available Victorian 3 bedroom semi-detached house in this established location with a large south facing rear garden. Features include a sitting room with bay and fireplace, a separate dining room with fireplace and a downstairs cloakroom. Additional benefits include gas central heating, some replacement double glazed windows and a modern bathroom. Outside there is a detached garage with parking which is approached via a shared side access and the rear garden is an attractive feature, being well established with hedging, trees and shrubs and offers good privacy and seclusion. No Chain.

Located in this popular road within walking distance to both Haywards Heath main line station (Victoria & London Bridge 47 minutes) and Lindfield's pretty village High Street providing a variety of everyday shops, boutiques, coffee shops, pubs and restaurants. The local village amenities also include a modern medical centre, village hall, recreational common and highly regarded schools from nursery through to secondary education.



Outside light point. Replacement front door to:

Enclosed Entrance Porch

Entrance Hall Radiator.

Cloakroom White suite comprising low level wc. Fitted wash hand basin. Low level wc. Wall mounted gas combination boiler.

Sitting Room 14'0" into bay x 13'8" (4.27m x 4.17m) Feature open fireplace with adjacent arched display cabinet. 2 radiators. TV aerial point.

Dining Room 12'10" x 11'1" (3.91m x 3.38m) Feature fireplace with adjacent storage cupboards and shelves. Radiator. Large understairs storage cupboard. Glazed door to garden.

Kitchen 14'7" x 7'0" (4.45m x 2.13m) Fitted in cream fronted units comprising work surface with inset gas hob with extractor canopy above and electric oven below. Plumbing for dishwasher and washing machine. Pine dresser unit with glazed display cabinet. Tiled floor and part tiled walls. Fitted wall cupboards. Half glazed door to side.

First Floor

Landing Drop-down hatch to roof space. Built-in linen cupboard.

Bedroom 1 13'9" x 11'5" (4.19m x 3.48m) Feature fireplace. Radiator. Fitted double wardrobe cupboard.

Bedroom 2 10'4" x 9'9" (3.15m x 2.97m) Radiator. Double glazed replacement window.

Bedroom 3 8'6" x 8'0" plus door recess (2.59m x 2.44m) Radiator. Double glazed replacement window. Fitted double storage cupboard with shelves above.

Bathroom White suite comprising tiled panelled bath with fitted shower attachment. Shower enclosure with fitted shower unit in fully tiled surround and glass door. Vanity unit with inset wash hand basin with cupboards below. Ladder towel warmer.

Outside

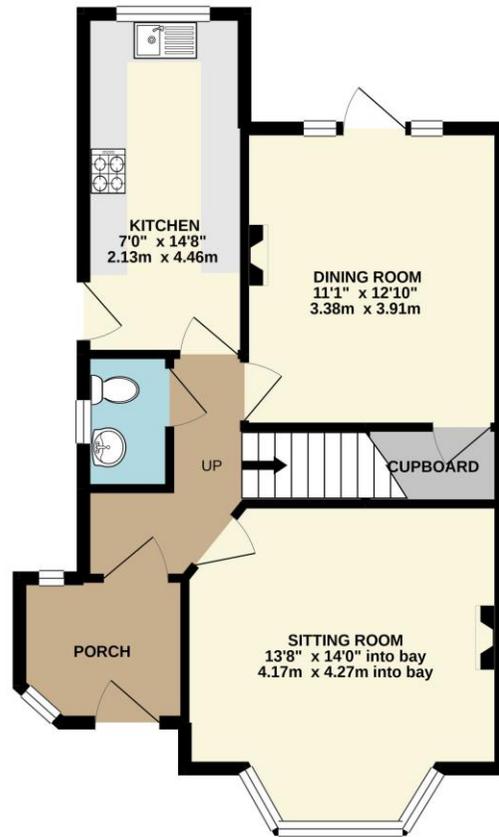
Front Garden Brick wall and hedge to front. Gate and access to paved area and front door. Shared side vehicular access to garage and parking.

Large Rear Garden Paved terrace. Several areas of lawn. Established hedging, trees and shrubs to all sides offering privacy and seclusion. Small garden shed.

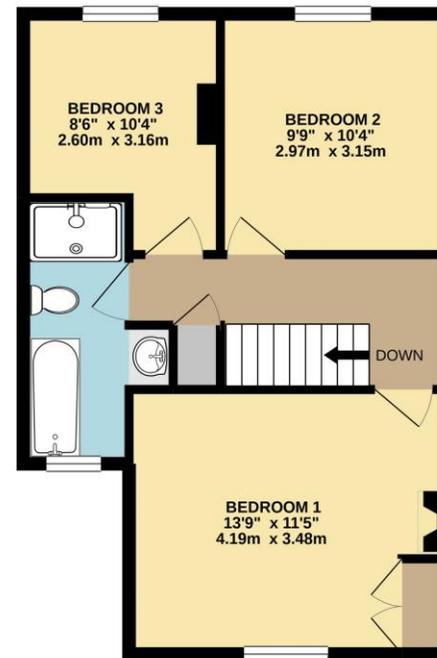
Detached Garage 15'8" x 7'10" (4.78m x 2.39m) Up and over door. Light and power. Parking to the front.



GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



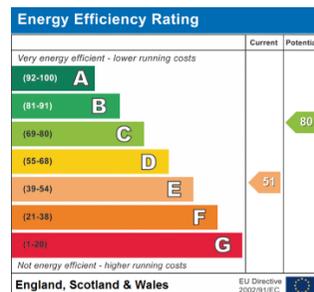
1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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