



**Harvest Close**  
Lindfield, West Sussex, RH16 2LW

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Guide Price £325,000 - Freehold

This attractive 2 double bedroom semi-detached bungalow forms part of an exclusive retirement development within the heart of Lindfield, designed exclusively for people over the age of 55. The bungalow features a 16ft living room, modern kitchen/breakfast room and bath/shower room, together with gas fired central heating and replacement double glazing throughout. The property further benefits from a privately owned patio area, delightfully maintained communal grounds and a garage in a nearby block. Harvest Close has the additional benefit of a full external maintenance programme, a resident manager and a 24 hour emergency call system.

Situated in this quiet cul-de-sac just a short walk of Lindfield's picturesque and historic High Street offering a good range of traditional shops, post office, churches, inns and a modern medical centre together with a regular bus service into Haywards Heath and further afield. Haywards Heath is about 1.5 miles distant offering a wider range of shops, modern Waitrose store, several restaurants and a main line station.



**Covered Entrance Porch** Outside light point. Cottage style front door to:

**Entrance Hall** Radiator. Drop-down hatch to roof space. Built-in storage cupboard. Fitted linen cupboard. Emergency call system.

**Living Room** 16'9" max x 14'5" (5.11m x 4.39m) Feature fireplace surround with marble insert and hearth. Adjacent gas point. Space for dining table. Wall light point. Radiator. Double glazed replacement window and patio doors to terrace. Emergency call system.

**Kitchen/Breakfast Room** 10'1" x 9'6" (3.07m x 2.90m) Fitted in modern units comprising work surface with inset stainless steel sink unit with mixer tap, cupboard and plumbing under for washing machine. Inset electric hob with extractor hood above and drawers and cupboards below. Integrated fridge & freezer. Built-in electric oven with microwave above. Space for tumble dryer. Radiator. Space for breakfast table. Part tiled walls. Double glazed replacement window and door to terrace.

**Bedroom 1** 14'10" x 10'2" (4.52m x 3.10m) Radiator. 2 fitted double wardrobe cupboards and chest of drawers to one wall. Double glazed replacement window. Emergency call system.

**Bedroom 2** 10'5" x 9'9" plus door recess (3.18m x 2.97m) Radiator. Double glazed replacement window.

**Bath/Shower Room** Coloured suite comprising walk-in hip bath with door and seat. Electric shower unit above in tiled surround. Pedestal wash hand basin. Low level wc. Radiator. Part tiled walls. Shaver/light fitting.

### Outside

**Large Privately Owned Terrace** Adjoining the property with access from both the living room and kitchen.

**Communal Gardens** Well tended communal gardens with seating areas and bin stores.

**Garage** Located in a nearby block with up and over door.

### Outgoings

**Service Charge** From the 1st April 2021 the service charge is £2745.69 p.a. to include all external maintenance, the upkeep of the communal gardens, the costs of the resident manager and buildings insurance.

**Tenure - Freehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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