



Oakfield Close
Lindfield, West Sussex, RH16 2BJ



Mark Revall & Co

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Guide Price £500,000 - Freehold

An attractive bay fronted 3 bedroom detached bungalow providing well laid out accommodation including an 18ft sitting and dining room, modern fitted kitchen and a modern shower room. The property benefits from gas fired central heating and replacement double glazing throughout. Outside there is a garage to the side approached by a long driveway with ample additional parking, a pleasant rear garden with a westerly aspect and space to the side with scope for extension if required subject to planning).

Situated in this popular close consisting mainly of bungalows, just off Hickmans Lane and within a short walk of Lindfield's picturesque High Street with its boutique shops, supermarket, butcher, baker and modern medical centre close to hand. Haywards Heath is a short distance away providing a comprehensive range of leisure and shopping facilities, including a new Waitrose store, together with mainline train station. The village is served with a regular bus service with a designated stop not far from the property.



Outside light point. Front door to:

Outside

Entrance Hall Wood laminate flooring. Radiator. Drop-down hatch to roof space. Built-in storage cupboard. Built-in airing cupboard. Telephone point.

Living Room 18'5" x 12'11" narrowing to 7'8" in the dining area. (5.61m x 3.94m) Electric fire in modern marble surround and hearth. Double aspect. TV aerial point. 2 radiators. Wood laminate flooring. Double glazed windows and door to garden.

Kitchen 10'2" x 7'0" plus door recess (3.10m x 2.13m) Fitted in modern units comprising work surface with inset stainless steel sink unit with mixer tap, cupboard and plumbing under for washing machine. Further work surfaces with inset electric hob with electric oven below and extractor canopy above. Drawers and cupboards. Fitted wall cupboards. Integrated fridge/freezer. Tall larder cupboard. Broom cupboard. Tiled floor and part tiled walls. Double glazed window and door to side.

Bedroom 1 13'0" plus bay window x 11'6" (3.96m x 3.51m) Double aspect. Range of fitted wardrobe cupboards and chest of drawers. Radiator. Double glazed window. Double aspect.

Bedroom 2 11'5" x 9'6" (3.48m x 2.90m) Radiator. Wood laminate flooring. Double glazed window. TV aerial point.

Bedroom 3 10'0" x 7'8" (3.05m x 2.34m) Double glazed window. Radiator.

Modern Shower Room White suite comprising walk-in shower enclosure with Aqualisa shower unit in fully tiled surround and glazed screen. Low level wc. Fitted wash hand basin. Part tiled walls and floor. Double glazed window. Ladder towel warmer.

Garage 15'0" x 8'6" (4.57m x 2.59m) Up and over door. Light and power. Double glazed window. Side door.

Front Garden Driveway to garage with ample further parking. Area of lawn edged with flower and shrub beds. Side access with gate to:

West Facing Corner Rear Garden Area of lawn. Shrub and rose beds. Timber summerhouse. Fully enclosed and well screened by timbered fencing and hedging. Outside water tap and light point. Area of garden to the side with potential for extension if required (subject to planning permission).





TOTAL APPROX. FLOOR AREA 69.9 SQ.M. (752 SQ.FT.)

Whilst every effort 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 they are shown on the floor plan.
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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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