



Harvest Close
Lindfield, West Sussex, RH16 2



Mark Revill & Co

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Guide Price £325,000 - Freehold

A 2 double bedroom retirement bungalow in a tucked away position within this popular development, and close to a witten providing pedestrian access to Lindfield's bustling High Street. The accommodation comprises a 14ft living room, kitchen/breakfast room and bathroom. The property further benefits from gas fired central heating and replacement double glazing throughout. There is the further benefit of a garage located in a nearby block. Harvest Close has the benefit of a full external maintenance programme, a resident manager and a 24 hour emergency call system together with pleasant landscaped grounds.

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, several restaurants and a main line station.



Large Covered Entrance Canopy Outside light point. Built in storage cupboard. Timber front door with glazed panel to:

Hall Radiator. Fitted storage cupboard. Further fitted cupboard housing wall mounted gas fired boiler. Hatch to roof space. Glazed panelled door to:

Living Room 14'10" x 14'10" (4.52m x 4.52m) Feature fireplace with adjacent gas point. TV aerial and telephone points. Radiator. Double glazed sliding patio door to outside.

Kitchen/Breakfast Room 9'8" x 8'11" (2.95m x 2.72m) Long fitted work surface with inset stainless steel sink unit with drawers, cupboards and plumbing for washing machine below. Further long fitted work surface with inset 4 ring electric hob with extractor above, flanked by fitted wall cupboards. Built in oven with cupboards above and below. Tall fitted storage cupboard. Space for fridge/freezer. Radiator. Double glazed replacement window.

Bedroom 1 13'10" x 11'3" (4.22m x 3.43m) Fitted wardrobe cupboards to one wall. Radiator. Double glazed replacement window.



Bedroom 2 11'3" maximum x 9'2" (3.43m x 2.79m) Radiator. Double glazed replacement window.

Bathroom Suite comprising panelled bath with mixer tap and hand shower attachment, low level wc and pedestal wash hand basin. Extractor fan. Wall light point. Radiator. Double glazed replacement window.

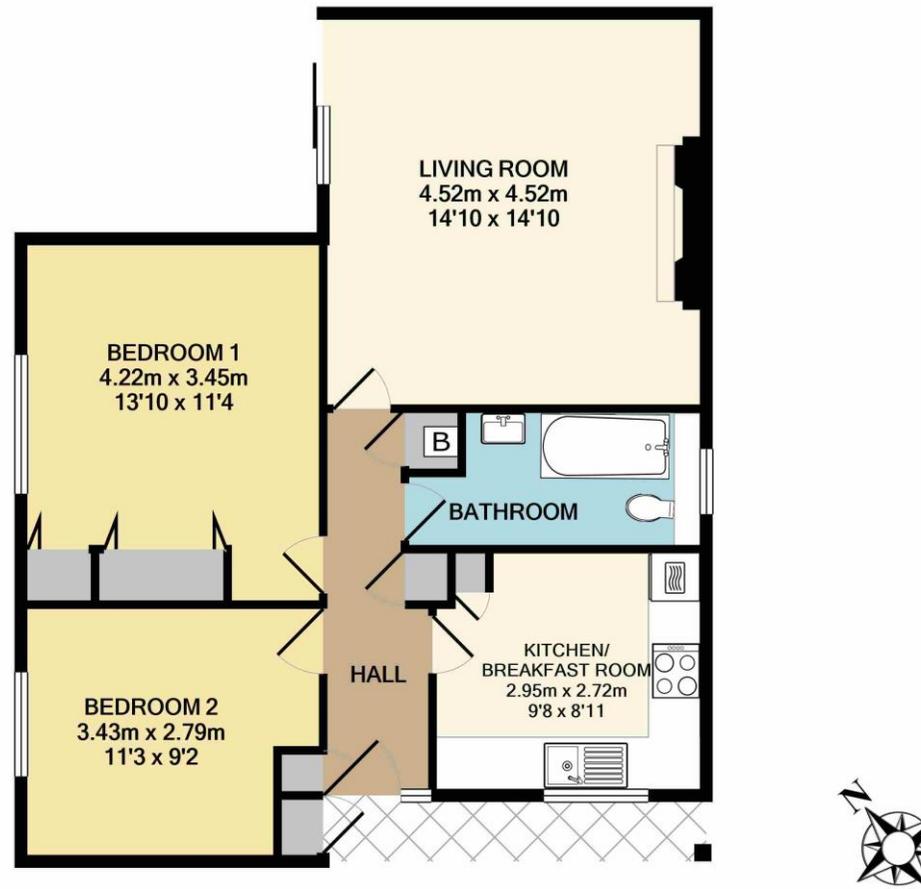
Outside

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

Private Patio Timber garden shed. The patio has a hedged border, providing privacy.

Communal Gardens Harvest Close incorporates areas of well kept lawns with flower beds and hedged boundaries, with various seating areas. Dustbin store.





TOTAL APPROX. FLOOR AREA 63.5 SQ.M. (684 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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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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