



Savill Road
Lindfield, West Sussex, RH16 2



Mark Revall & Co

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Guide Price £600,000 - Freehold

A 4 bedroom detached house with well laid out accommodation consisting of a 14ft sitting room, dining room, kitchen/breakfast room, cloakroom and bathroom on the first floor. The property benefits from gas fired central heating and replacement double glazing throughout. There is a semi-integral garage, approached by a driveway providing parking for 2 vehicles, and the rear garden extends to approximately 80ft and is considered to be a particular feature of the property. The property is brought to the market with the advantage of no onward chain, and offers excellent scope for modernisation and extension (subject to the necessary consents being obtained).

Situated in a popular residential location on the edge of the picturesque village with its range of traditional shops, coffee shops, restaurants, public houses, churches and other local amenities including a medical centre and village hall. The main town of Haywards Heath is a short drive away with its main line station (London Victoria & London Bridge 47 minutes) and further shopping facilities. The local area offers a comprehensive range of well regarded schools catering for all age ranges.



Large Covered Entrance Canopy Double glazed replacement front door to:

Hall Telephone point. Radiator. Built in storage cupboard. Turned staircase to first floor with under stair storage cupboard. Door to:

Cloakroom Suite comprising low level wc and wall mounted wash hand basin. Double glazed replacement window.

Sitting Room 14'0" x 13'7" (4.27m x 4.14m) A bright room with open fireplace in tiled surround and hearth. TV aerial point. Radiator. Double glazed replacement window. Wide opening to:

Dining Room 13'7" x 8'2" (4.14m x 2.49m) Radiator. Double glazed sliding patio door to rear garden. Door to:

Kitchen/Breakfast Room 15'7" x 8'2" narrowing to 6'4" (4.75m x 2.49m) Long fitted work surface with one stainless steel sink unit and mixer tap with cupboards and plumbing for washing machine below. Inset 4 ring gas hob with built in oven below, extractor above and adjacent wall cupboards. Space for fridge/freezer. Plumbing for dishwasher. Further wall cupboards. Wall mounted gas fired boiler. Further work surface with cupboards below. Space for table and chairs. Double glazed replacement window and door to outside.

First Floor

Landing Built in airing cupboard. Hatch to roof space. Double glazed replacement window. Door to:

Bedroom 1 13'9" x 10'11" (4.19m x 3.33m) Built in double wardrobe cupboard. Radiator. Double glazed replacement window with far reaching views.

Bedroom 2 13'9" x 9'6" + door recess (4.19m x 2.90m) Built in double wardrobe cupboard. Radiator. Double glazed replacement window with outlook over gardens and countryside beyond.

Bedroom 3 10'4" x 8'8" (3.15m x 2.64m) Built in double wardrobe cupboard. Radiator. Double glazed replacement window.

Bedroom 4 8'5" x 7'11" (2.57m x 2.41m) Built in double wardrobe cupboard. Radiator. Double glazed replacement window.

Bathroom White suite comprising panelled bath with mixer tap and wall mounted shower above in tiled surround, low level wc and inset wash hand basin with mixer tap and cupboards below. Towel warmer/radiator. Shaver point. Tiled walls. Double glazed replacement window.

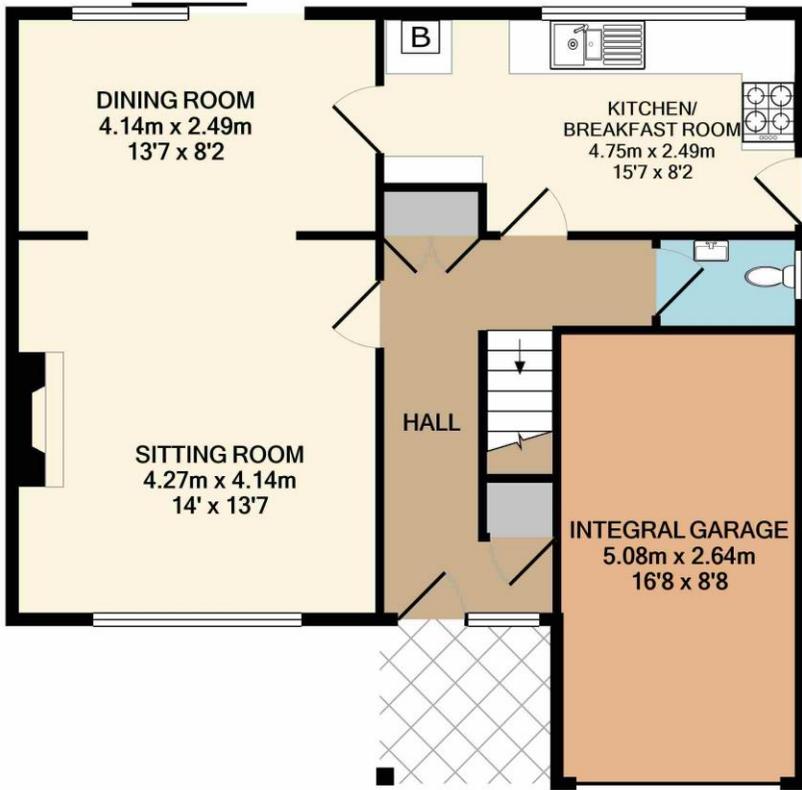
Outside

Semi Integral Garage 16'8" x 8'8" (5.08m x 2.64m) With up and over door. Approached by a brick paved driveway providing off road parking for 2 vehicles.

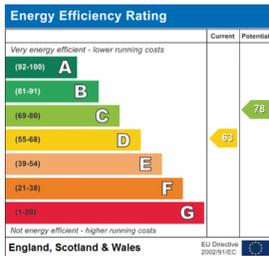
Front Garden Area of lawn with flower borders. Mature tree. Side access to:

Rear Garden Patio adjacent to the rear of the property. Good sized area of lawn with tree and hedged borders. Backing onto open countryside.

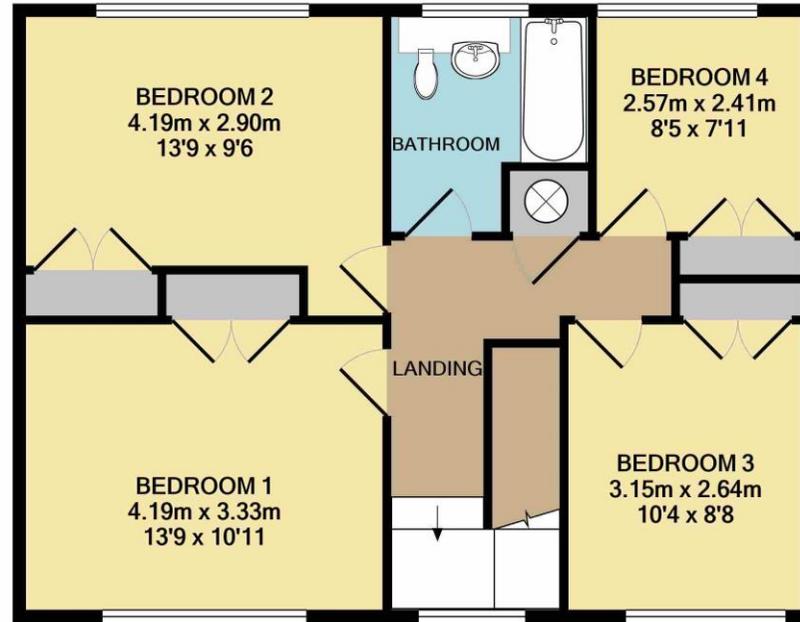




GROUND FLOOR
APPROX. FLOOR
AREA 65.6 SQ.M.
(706 SQ.FT.)



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.



1ST FLOOR
APPROX. FLOOR
AREA 60.5 SQ.M.
(651 SQ.FT.)

TOTAL APPROX. FLOOR AREA 126.1 SQ.M. (1357 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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