



High Street, Lindfield, West Sussex, RH16 2HN

Mark Revill & Co

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Guide Price £465,000 - Freehold

An attractive bay fronted Grade II* listed period house in the heart of the village. This former Medieval timber framed open hall is believed to date back to c1330 and is regarded as one of the oldest properties in the High Street and now provides 3 bedrooms, a bay fronted sitting room with a feature cast iron fireplace and a kitchen/dining room. The house benefits from a useful cellar, gas central heating, some exposed wall and ceiling timbers and has a fully enclosed walled courtyard garden to the rear which offers good privacy and seclusion.

Positioned in the centre of the pretty village High Street with all the local shops and amenities on the doorstep to include a modern medical centre, Post Office, supermarket, variety of traditional shops and a choice of coffee shops, restaurants and public houses. Other nearby facilities include the Parish church, village hall and many local clubs and associations. The main town of Haywards Heath is just over a mile away and provides further shopping facilities and the main line station.



Outside light point. Panelled front door to:

Entrance Hall Staircase to first floor. Radiator. Cloaks cupboard. Archway to:

Sitting Room 14'6" x 13'6" into bay (4.42m x 4.11m) Feature cast iron ornate fireplace. Secondary glazed bay window. Telephone point.

Kitchen/Dining Room 18'9" x 10'2" (5.72m x 3.10m) Fitted in modern light grey units comprising work surface with inset stainless steel single drainer sink unit with mixer tap, cupboards and plumbing for washing machine and slim line dishwasher. **Range style gas cooker.** Tiled floor. 2 wall light points. Peninsular work surface with drawers below. Further wall cupboards. Space for dining table. Electric wall heater. Casement doors to garden. Stripped pine panelled door to:

Cellar 10'1" x 8'2" (3.07m x 2.49m) Light and power. Wall mounted gas boiler.

Shower Room White suite comprising shower unit in fully tiled shower. Radiator. Stripped pine panelled door.

First Floor

Spacious Landing Radiator. Drop down hatch to roof space.

Bedroom 1 12'0" x 9'4" (3.66m x 2.84m) Radiator. Secondary glazing. Low level built in storage cupboards. Exposed ceiling timber. Stripped pine panelled door.

Bedroom 2 10'2" x 9'4" (3.10m x 2.84m) Radiator. Fitted storage cupboards. Stripped pine panelled door.

Bedroom 3 9'4" x 7' (2.84m x 2.13m) Radiator. 2 built in wardrobe cupboards with cupboards above. Exposed wall and ceiling timbers. 2 wall light points.

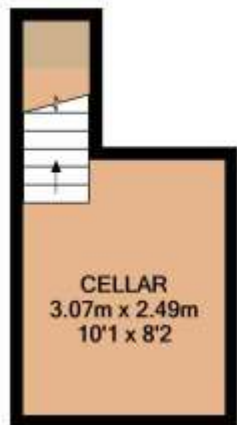
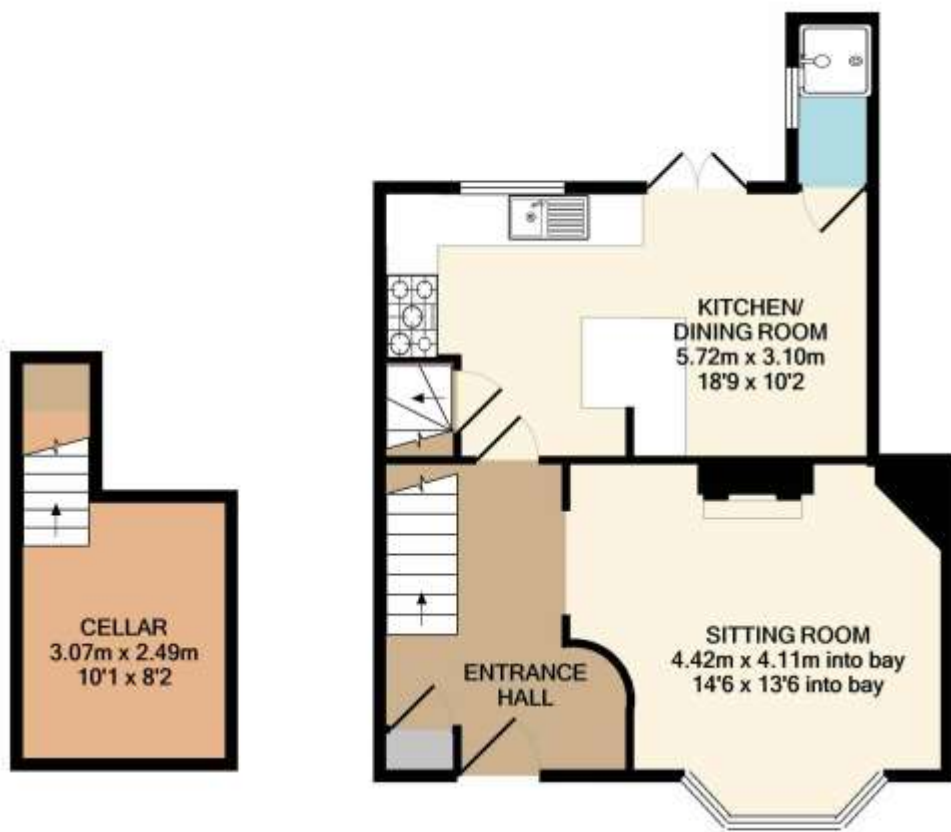
Bathroom White suite comprising enclosed bath with fitted shower attachment. Vanity unit with wash hand basin and drawers and cupboards below. Low level wc. Radiator. Shaver point. Wall timbers. Stripped pine panelled door.

Outside

Front Garden Enclosed by picket fencing and gate with brick pathway to front door. Paved area for ease of maintenance.

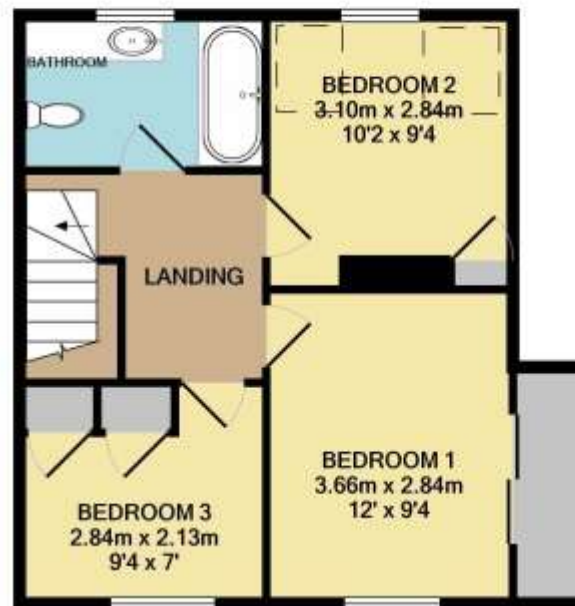
Courtyard Rear Garden Paved for easy maintenance and is fully enclosed by tall brick walls offering excellent privacy and seclusion and enjoys a westerly aspect. Gate and rear pedestrian access.





CELLAR
APPROX. FLOOR
AREA 9.2 SQ.M.
(99 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 44.2 SQ.M.
(476 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.8 SQ.M.
(440 SQ.FT.)

TOTAL APPROX. FLOOR AREA 94.3 SQ.M. (1015 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and areas are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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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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