



Meadow Drive
Lindfield, West Sussex, RH16 2



Mark Revill & Co

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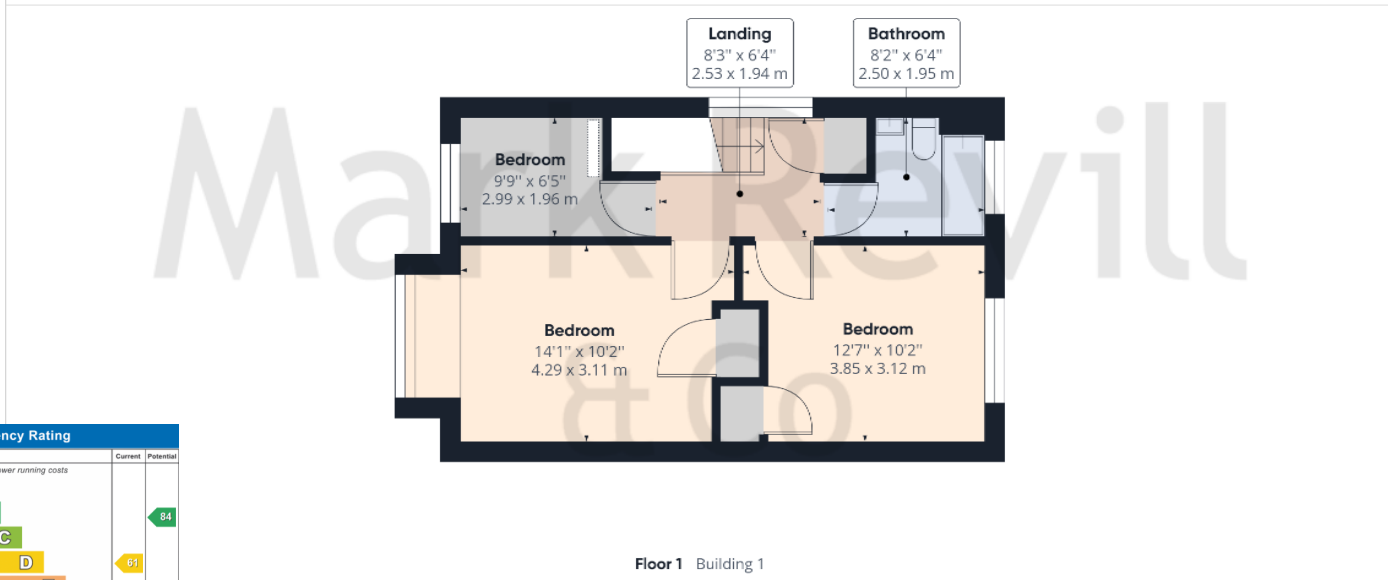
Guide Price £425,000 - Freehold

An opportunity to acquire a 3 bedroom semi detached house, brought to the market for the first time in thirty five years, and now providing an opportunity for modernisation and improvement, according to a purchasers individual tastes. The property offers an excellent opportunity to enlarge (subject to the necessary consents being obtained). Accommodation currently comprises a sitting room, dining room with access to the garden, kitchen, and bathroom on the first floor. The property further benefits from uPVC soffits and fascias, replacement double glazing and gas fired central heating. Outside there is a detached garage with driveway parking, a front garden and the rear garden is a particular feature, extending to approximately 50ft.

The property is situated in a popular cul-de-sac in a quiet location, close to Lindfield's Nature Reserve, and adjacent to a footpath providing access to the village's Common and High Street, providing a range of everyday shops and services including butcher, baker, greengrocer, supermarket and modern medical centre. Lindfield also boasts two well regarded primary schools. Haywards Heath is a short distance away, providing a comprehensive range of shopping and leisure facilities together with mainline station.





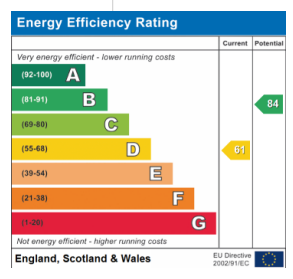


Approximate total area⁽¹⁾
 880.68 ft²
 81.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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