



Lyoth Lane, Lindfield, West Sussex, RH16 2QA



Mark Revill & Co

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Guide Price £925,000 - Freehold

An individual modern detached family house built in 1994, set in an elevated position overlooking fields to the front. This 4 bedroom house features a spacious entrance hall with galleried landing, an en-suite shower room to the main bedroom which enjoys fine views to the front, a family bathroom, a fitted kitchen with separate breakfast room and a sitting room with wood burning stove. This leads to a conservatory overlooking the rear garden, a separate dining room and a downstairs cloakroom. Outside there is an attached double garage with electric roller shutter door and the pleasant and very private rear garden is well screened by established trees and hedging and has an area of light woodland to the rear.

Situated in this popular location which has a lovely country lane feel with countryside to the front, yet is on the outskirts of the village and convenient for the High Street shops, supermarket, array of coffee shops and restaurants as well as a choice of pubs. The village is well served by local amenities including a medical centre and schools catering for all age ranges. The nearby town of Haywards Heath provides a wider range of shopping facilities, leisure centre and the main line station with an excellent commuter service to London and the coast.







Approximate total area⁽¹⁾
 2035.16 ft²
 189.07 m²

Reduced headroom
 4.02 ft²
 0.37 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.3m x 3.2m)

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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