

MARK REVILL & CO



22 By Sunte
Lindfield, West Sussex, RH16 2DF
Price ... £359,995



3 BEDROOMS: 24ft SITTING & DINING ROOM: KITCHEN: UTILITY ROOM: BATHROOM: GAS FIRED CENTRAL HEATING: REPLACEMENT DOUBLE GLAZING: GARAGE: DRIVEWAY: FRONT GARDEN: ENCLOSED REAR GARDEN: WALK OF HIGH STREET & STATION

An extended 3 bedroom semi detached house providing well planned accommodation including a 24ft sitting and dining room, fitted kitchen, bathroom and a utility room to the rear of the garage. The property further benefits from gas fired central heating and replacement double glazed windows and doors throughout. Outside there is an attached garage, driveway, pleasant front garden and an enclosed rear garden. The property is being sold with the advantage of no onward chain.

Situated in this desirable location within walking distance to Haywards Heath mainline station providing a fast and frequent rail service to London (Victoria & London Bridge 47 minutes). Lindfield's picturesque village High Street is also close at hand and provides a variety of traditional shops, Post Office, supermarket, boutiques, coffee shops, restaurants and several pubs. Families are well catered for in the surrounding area with many highly regarded state and independent schools providing education for all age ranges. Nearby leisure facilities include Haywards Heath golf course and Ardingly Reservoir provides fishing, sailing and many public footpaths around the surrounding countryside.

Pitched Tiled Entrance Canopy Outside light point. Double glazed replacement front door to:

Entrance Hall Radiator. Staircase to first floor. Door to:

Sitting & Dining Room 24'10" x 13'0" narrowing to 7'10" in dining area (7.57m x 3.96m) Double aspect. Fitted coal effect gas fire with Baxi back boiler behind. TV aerial point. 2 radiators. Understair storage cupboard. Double glazed replacement windows and door to rear garden. Door to:

Kitchen 9'9" x 7'6" (2.97m x 2.29m) Long fitted work surface with inset one and a half bowl stainless steel sink unit and mixer tap with range of drawers and cupboards below. Gas cooker point. Fitted wall cupboards above. Built in storage cupboard with space for upright fridge/freezer. Part tiled walls. Double glazed replacement window. Door to:

Utility Room 7'2" x 5'1" (2.18m x 1.55m) Fitted work surface with plumbing for washing machine below. Fitted wall cupboards. Tiled flooring. Door to rear garden. Door to garage.

First Floor

Landing Drop down hatch to roof space. Double glazed replacement window.

Bedroom 1 11'4" x 10'0" (3.45m x 3.05m) Radiator. Double glazed replacement window.

Bedroom 2 13'1" x 8'8" plus door recess (3.99m x 2.64m) Range of fitted wardrobe cupboards. Radiator. Double glazed replacement window.

Bedroom 3 7'4" x 6'10" plus door recess (2.24m x 2.08m) Built in airing cupboard. Radiator. Double glazed replacement window.

Bathroom Suite comprising panelled bath with mixer tap, hand shower attachment and wall mounted shower above in tiled surround with glazed screen, low level wc and pedestal wash hand basin with cupboards below. Radiator. Part tiled walls. Extractor fan. Double glazed replacement window.

Outside

Garage 14'8" x 7'8" (4.47m x 2.34m) With up and over door. Light and power. Door to utility room. The garage is approached by a driveway providing off road parking for one vehicle.

Front Garden Area of lawn with shrub borders. Side access and gate to:

Rear Garden Terrace adjoining the rear of the property. Laid to lawn with shrub borders. Fully enclosed by timber fencing.

EPC to follow

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