



**Sunte Avenue**  
**Lindfield, West Sussex, RH16 2**



**Mark Revill & Co**

## Sunte Avenue

Lindfield, RH16 2

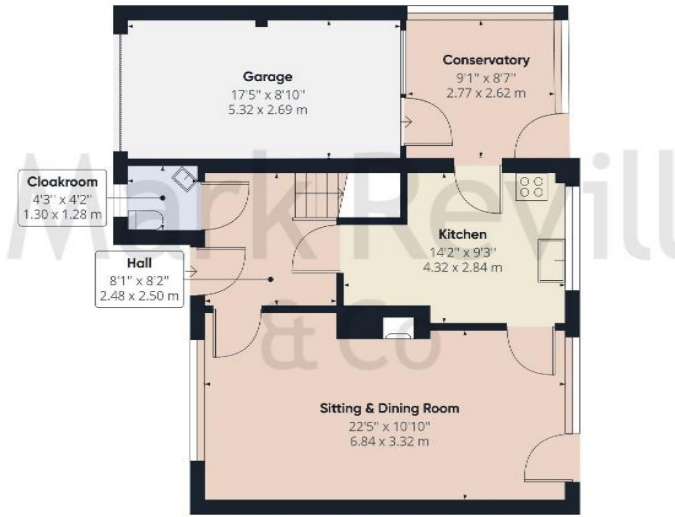
**Guide Price £575,000 - Freehold**

A 3 bedroom detached house presented in good order throughout, with accommodation comprising a 22ft sitting & dining room with wood block flooring, a modern kitchen, conservatory, ground floor cloakroom and bathroom on the first floor. The property further benefits from gas fired central heating, replacement double glazing throughout and uPVC soffits and fascias. Outside, there is a garage to the side of the property, approached by a block paved driveway providing parking for one vehicle, front garden and a pleasant rear garden mainly laid to terrace for ease of maintenance, with shrub borders. The property is brought to the market with the further advantage of no onward chain.

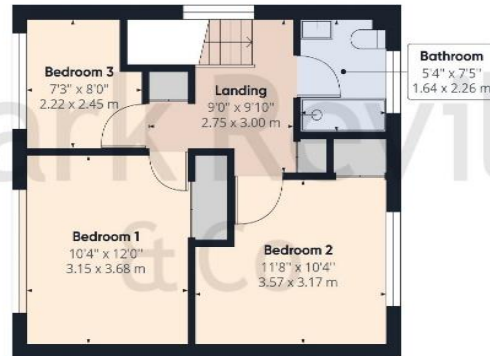
The property is situated in this popular road half way between Lindfield's historic High Street and Haywards Heath's mainline train station, providing fast commuter links to London and the South Coast. Lindfield has a range of everyday shops and services including butcher, baker, greengrocer and convenience store, together with public houses, restaurants and modern medical centre. The village also benefits from two very well regarded primary schools, and secondary schooling in Haywards Heath. Haywards Heath provides a further comprehensive range of shopping and leisure facilities together with an abundance of bars and restaurants.







Ground Floor



Floor 1



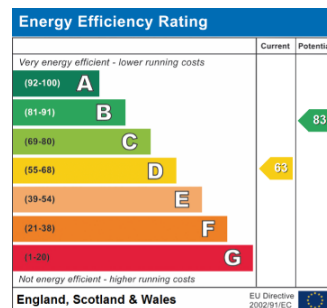
Approximate total area<sup>(1)</sup>

1140.24 ft<sup>2</sup>  
105.93 m<sup>2</sup>

(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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