



58 Sunte Avenue

LINDFIELD | WEST SUSSEX | RH16 2AA

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Situation

A wonderfully bright and well extended semi-detached period house benefiting from flexible accommodation and beautifully landscaped gardens with a detached studio

Lindfield is a vibrant village with a bustling High Street including variety of shops, restaurants, public houses, and a supermarket along with village hall and medical centre. The larger village of Haywards Heath, with its mainline train station, provides regular rail services to London and Brighton. There are also a range of revered schools including 2 'Outstanding' rated primary schools.

Situated along a popular road within the village, this semi-detached period house has been refitted and improved by the current vendors creating a wonderfully light and spacious house with flexible accommodation over 2 floors. The sizable sitting room lies at the front of the property with a focal multi fuel stove and leads through into wonderfully light garden room with large lantern sky light and doors out onto the landscaped rear garden. The kitchen with a range of luxury appliances opens into the dining room and there is the benefit of a useful utility room. Flexibility comes in the form of a ground floor bedroom and en-suite wet room, perfect for multi-generation living or guest accommodation. The first floor provides 4 bedrooms and a modern en-suite bathroom. The principal bedroom has a range of fitted wardrobe cupboards and is serviced by an en-suite shower room. The rear garden is beautifully landscaped with a central lawn bordered by modern raised and well stocked shrub and plant beds. Specimen trees run along the rear boundaries and there are 2 patio areas that enjoy the sun. A detached studio/office resides at the rear of the garden and has light, power and hardwired internet cabling. A shingle gated driveway at the front of the property provides off street parking for 4 cars.



Kitchen

- » Shaker style wall & base units
- » Quartz work surfaces with breakfast bar
- » Inset sink
- » 'Quooker' boiling water tap
- » Space for range cooker
- » Fitted 'AEG' stainless steel extractor fan over
- » Fitted 'Bosch' dishwasher
- » Space for fridge freezer



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Wash hand basin with cupboards under
- » Low level w.c. suite
- » Heated ladder style radiator
- » Tiled floor



En-Suite Shower Room

- » Large walk in shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboard under
- » Heated ladder style towel radiator
- » Tiled floor



Ground Floor Wet Room

- » Wall mounted shower
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Tiled floor

Specification

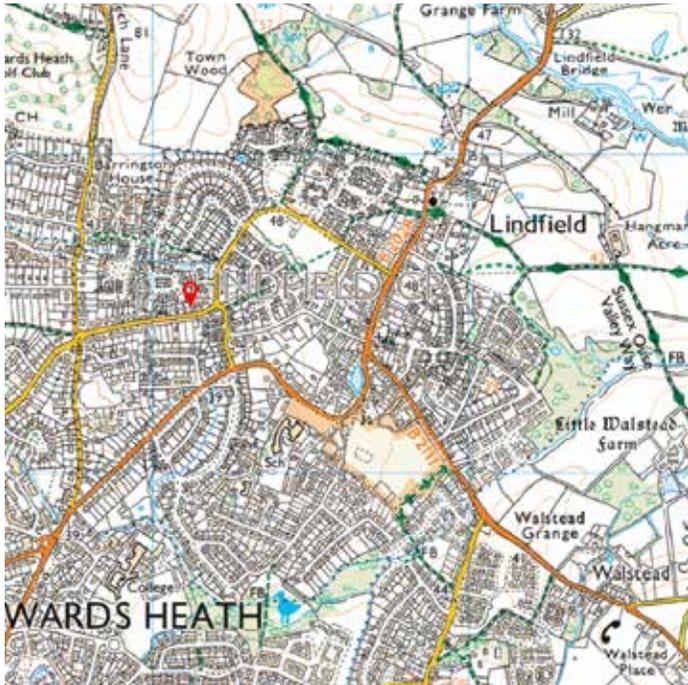
- » Wall mounted 'Worcester' gas fired boiler located in the utility room
- » Ground floor bedroom with en-suite wet room
- » Useful utility room
- » Garden studio/office
- » Landscaped gardens with external lighting
- » Gated driveway with parking for 4 cars



External

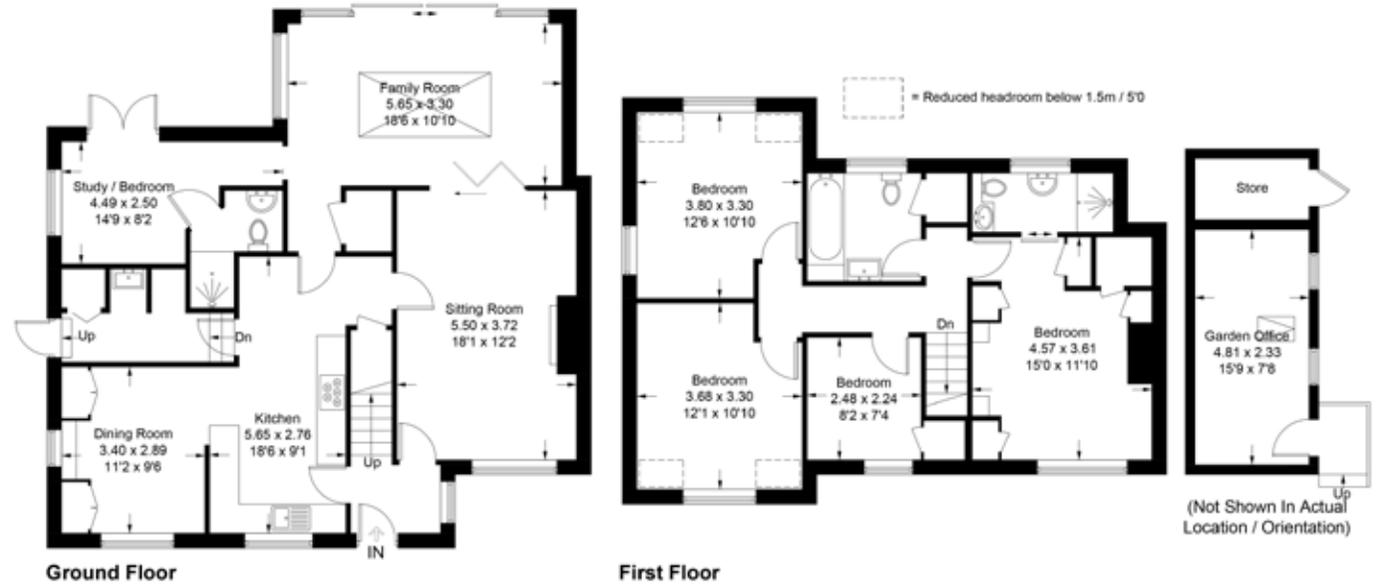
The property is approached over a shingle driveway with parking for 4 cars. Side access to the rear garden is via a timber gate where 2 patios adjoin the rear of the property. A central lawn is bordered by modern raised, well stocked beds and a mixture of magnolia trees and Japanese cherry blossom. Extensive external lighting illuminates the garden of an evening. There is the benefit of a sizable studio/office with light, power and hardwired internet cable.





Sunte Avenue, Lindfield, RH16 2AA

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft
 Outbuilding = 14.7 sq m / 158 sq ft
 Total = 177.1 sq m / 1906 sq ft



Transport Links

Haywards Heath Train Station	approx. 1 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 5.7 miles
Brighton	approx. 19.7 miles
Gatwick Airport	approx. 13 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

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