



The Platt, Lindfield

Spacious three bedroom detached house, with parking, garage and south facing rear garden, located in quiet cul-de-sac of Lindfield



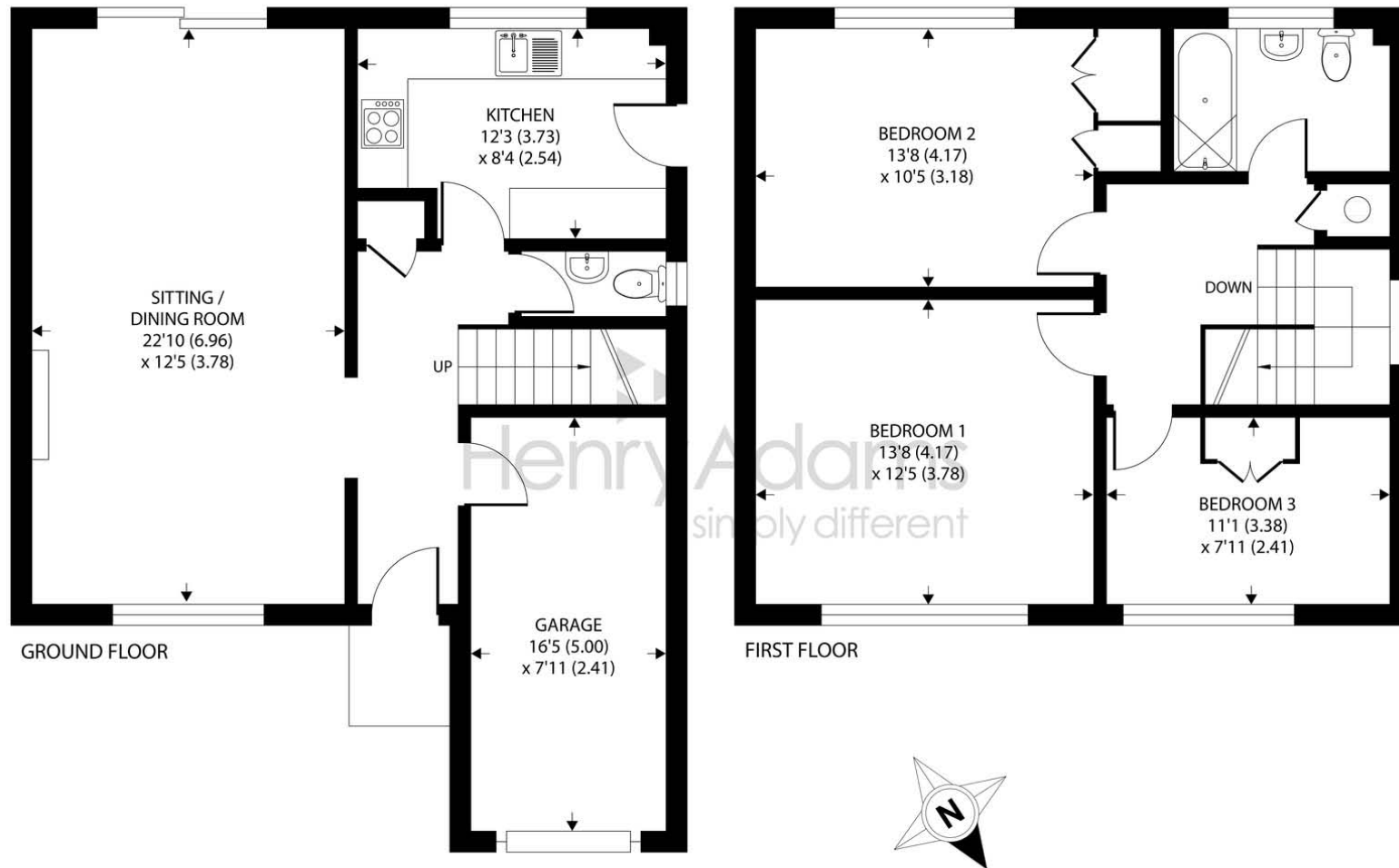
- ▶ Parking
- ▶ Cul-de-Sac
- ▶ Detached
- ▶ Potential to Extend (STPP)
- ▶ Garage
- ▶ South Facing Rear Garden
- ▶ Downstairs Cloakroom
- ▶ Sought After Location

This detached house is presented to a high standard throughout and well maintained by current owners. In more detail the property comprises storm porch, with access through the front door to spacious entrance hall with storage cupboard, access to integral garage, downstairs cloakroom and dual aspect sitting/dining room measuring approximately 22'10" x 12'5" with fireplace and patio doors leading to rear garden. The kitchen overlooks rear garden with side access and provides ample storage and space for appliances. The garage includes electricity supply, with integral access and up and over electric door to the front.

Accessed via staircase the first floor comprises landing with spacious cupboard, master bedroom with built in wardrobes, second double bedroom with built in wardrobes, third bedroom with built in wardrobes and white suite family bathroom with shower over bath, wash basin and wc.

Further attributes include gas central heating, double glazing throughout, loft storage and possibility to extend (subject to planning permission).





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Approximate Area = 1211 sq ft / 112.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Henry Adams. REF: 652988

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

To front is off road parking, access to garage with electric, remote-controlled up and over door, front garden mainly laid to lawn with range of mature flowers and shrubs. To the rear is large south facing garden mainly laid to lawn, with a number of mature flowers, shrubs and hedges in a number of raised beds, with pergola, large patio area and shed to the rear.

Location

The Platt is a quiet residential cul-de-sac located in the sought after village of Lindfield. Situated within a short walk is Lindfield Common and easy access to the high street which provides an array shops, boutiques, restaurants and three public houses. Lindfield also benefits from the picturesque village pond, medical centre, village hall, beautiful Church and primary school.

The nearby town of Haywards Heath provides wider shopping facilities including Waitrose and Sainsbury's Superstore. Haywards Heath mainline station is located approximately 1.3 miles from the property and offers regular services to London (approximately 47minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes). By car surrounding areas are accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.

Schools are well represented within the town and children from this part of town fall into the catchment area of Oathall Community College and Lindfield Primary Academy. The surrounding area is also the home of several excellent independent schools including Great Walstead, Ardingly College, Worth Abbey, Cumnor House and Burgess Hill Girls.

