



hamlyn
smith.

Sunte Avenue, Lindfield, RH16 2AB

Offers Over
£485,000

 3 Bedrooms

 2 Receptions

 1 Bathrooms

A beautifully presented Victorian cottage, arranged over three floors and offering 3 bedrooms, a garden office, and an impressive 120ft south-facing rear garden, all within walking distance of the High Street, mainline railway station, and excellent local schooling.

- 3-Bedroom Terraced Victorian Cottage
- Separate Garden Office with Power & Lighting
- Private 120ft South-Facing Rear Garden
- Living & Dining Room with Open Fireplaces
- Separate Kitchen with Appliances
- Modern Family Bathroom
- Driveway Parking and On-Road Parking
- EPC Rating C & Combination Boiler Installed 2018
- Walking distance to Lindfield High Street & Haywards Heath Train Station
- Vendor Suited / Complete Chain Above







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This charming home beautifully blends period character with modern practicality and is presented in a calm, neutral palette throughout, creating a light and welcoming feel from the moment you step inside. Situated in the heart of the highly regarded village of Lindfield, the property enjoys easy access to the historic High Street, excellent local schooling, green spaces, and convenient commuter links.

The ground floor centres around a bright, double-aspect open-plan sitting and dining room, enhanced by two feature fireplaces, warm wooden flooring, and thoughtfully designed bespoke built-in storage with recessed shelving. This versatile space works equally well for relaxed family living as it does for entertaining, with excellent natural light from both the front and rear aspects. To the rear of the property is a charming double-aspect kitchen, fitted with contemporary units complemented by oak work surfaces. The kitchen includes an AEG induction hob with oven below, space for domestic appliances, and a door opening directly onto the garden, making it ideal for both everyday use and summer entertaining.

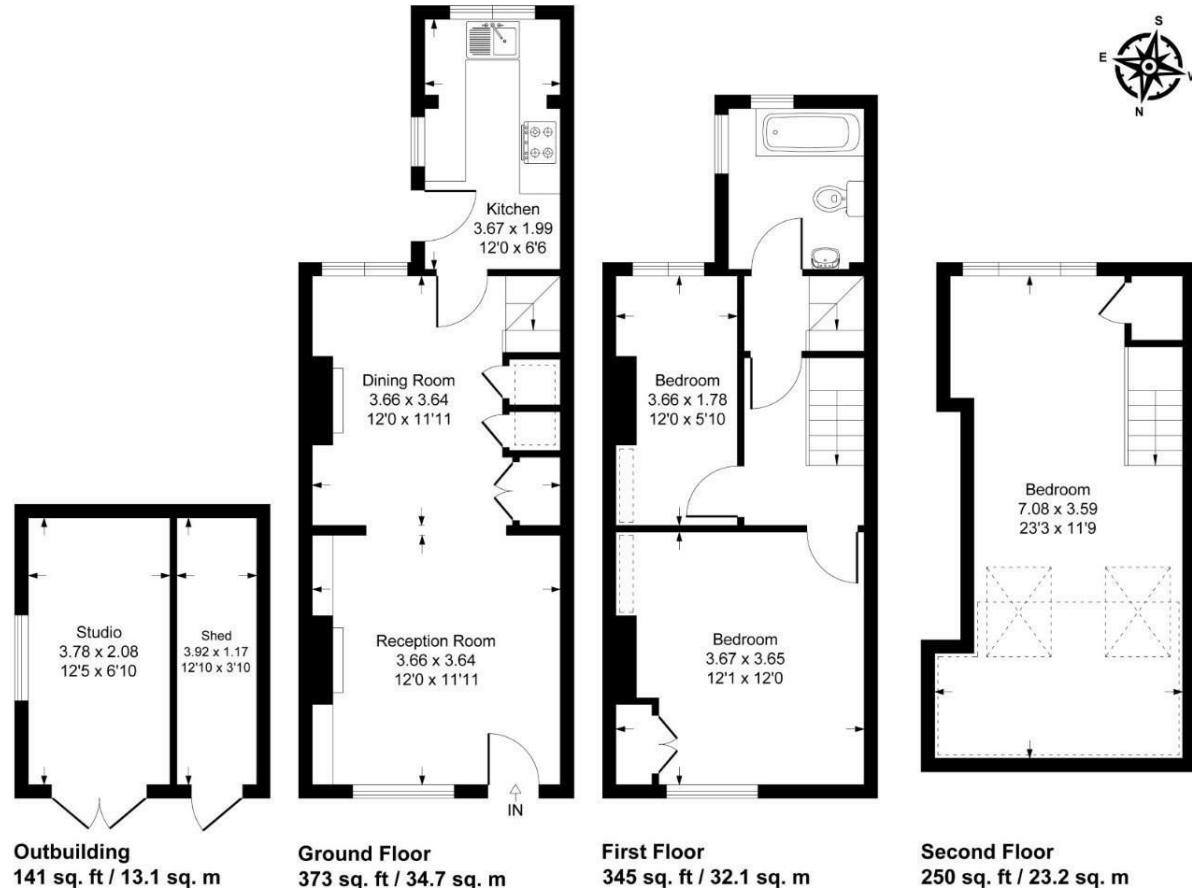
The first floor provides a generous principal bedroom featuring fitted wardrobes, a character fireplace, and a pleasant outlook to the front. There is also a versatile third bedroom, ideal as a study, nursery, or guest room, along with a well-appointed family bathroom. The top floor has been thoughtfully converted to create a spacious second bedroom, filled with natural light from Velux windows and offering attractive views over the rear garden.

Externally, the owners have enhanced the frontage with a dropped kerb and driveway, adding valuable off-street parking. To the rear, the 120ft south-facing garden is a standout feature, offering a combination of lawned areas, established planting, and multiple seating spaces. The garden also benefits from side access and a superb garden office with power and lighting, ideal for home working, a studio, or an entertainment room.

Further benefits include gas-fired central heating, a blend of original sash windows and double glazing, and a level of presentation that allows a buyer to move straight in without compromise. With Lindfield's village common, High Street, and highly regarded schools close by, along with Haywards Heath mainline station offering fast links to London, Brighton, and Gatwick, this is an ideal purchase for buyers seeking character, flexibility, and convenience in one of Sussex's most desirable village locations.

Sunte Avenue

Approximate Gross Internal Area = 1109 sq. ft / 103.1 sq. m



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