



**2 Lime Tree Grove, Lindfield, Haywards Heath, RH16 2LS**

**£1,500 Per Calendar Month**

VILLAGE LOCATION // A two double bedroom terraced house in the heart of LINDFIELD. One allocated parking space and south facing garden. Offered unfurnished and available from the 7th June 2025.

**The House...**

A well presented two double bedroom terraced home, situated in the heart of quintessential Lindfield, one of Mid-Sussex's most sought-after villages & within easy walking distance of the picturesque High Street and The Common.

Upon entry, you are welcomed by an entrance hall. The stylish kitchen is equipped with integrated appliances (fridge/freezer, oven, 4 ring gas hob & extractor & washing machine), and plenty of worksurface & storage space.

The sitting/dining room extends across the entire width of the house and enjoys a southerly aspect meaning plenty of natural light. Patio doors open on to the garden and ample space for seating.

On the first floor are two good-sized double bedrooms (one front, one rear). The master enjoys an outlook over the rear and comes with a freestanding wardrobes whilst the second bedroom overlooks the front. The shower room enjoys a modern walk in shower with power shower.

Further attributes include gas fired central heating and double glazing throughout.

**Outside...**

The garden enjoys a sunny southerly aspect with the majority being paved. The rear gate leads through to the allocated parking area which also provides visitors parking.

**Location...**

Eastern Road is conveniently central and within easy walking distance of the High Street with its eclectic range of boutiques, stores, pubs & restaurants. There is selection of fantastic places to eat in the village including That Amore Italian, Tamasha Curry House and The Limes whilst The Witch Inn, Stand Up Inn, The Red Lion and Bent Arms are inviting pubs. Lindfield enjoys reputable schooling in the form of Blackthorns Primary, Lindfield Primary and Oathall Community College (all within 1 mile). For commuters, Haywards Heath provides a main line station (1.5 miles distant) with enviable services to London (Victoria/London Bridge 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins).

**Information...**

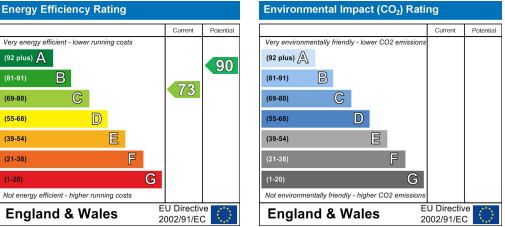
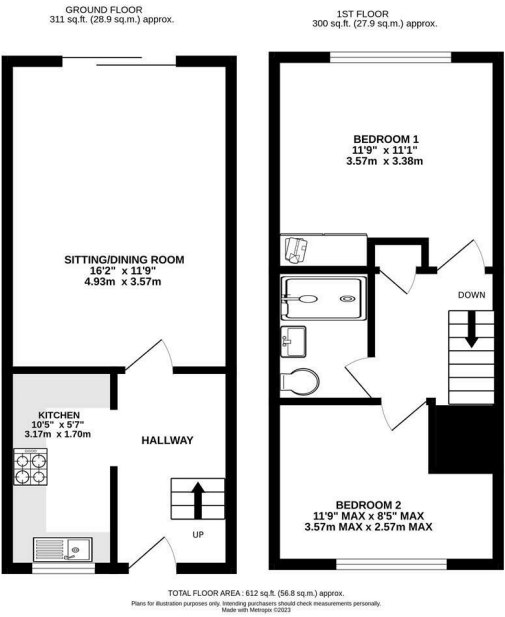
Council Tax: C

Permitted Fees:

Holding deposit - one weeks rent - £346.15

Deposit - five weeks rent - £1730.00

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.



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