



Sorrel Close, Lindfield, Haywards Heath RH16 2EA

welcome to

Sorrel Close, Lindfield, Haywards Heath

Fox and Sons are delighted to offer this bright, modern and spacious house to the market, this wonderful detached family home, has a feature kitchen/ dining room four double bedrooms, garden and garage, situated in this super location overlooking a small common and a short walk from Lindfield.

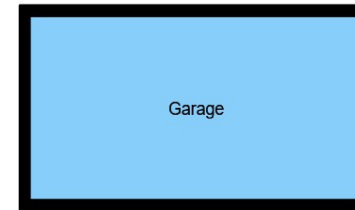




Ground Floor



First Floor



Garage

Living Room

15' 2" Max x 12' 6" Max (4.62m Max x 3.81m Max)

Dining Room

14' 6" x 12' 2" (4.42m x 3.71m)

Kitchen

11' 6" x 10' 11" (3.51m x 3.33m)

Bedroom 1

13' 2" x 13' 2" (4.01m x 4.01m)

Bedroom 2

12' 6" x 9' 7" (3.81m x 2.92m)

Bedroom 3

11' 1" x 9' 3" (3.38m x 2.82m)

Bedroom 4

11' 1" Max x 8' 7" Max (3.38m Max x 2.62m Max)

Total floor area 161.5 sq.m. (1,739 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Sorrel Close, Lindfield, Haywards Heath

- Modern detached house
- Four double bedrooms
- Family bathroom and master with en-suite
- Featured kitchen/ dining room
- Pleasant open outlook
- Downstairs WC
- Garage and three parking spaces
- Short walk to the super village of Lindfield

Tenure: Freehold EPC Rating: B

£700,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HHT109270



Property Ref:
HHT109270 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01444 450105



HaywardsHeath@fox-and-sons.co.uk



115 South Road, HAYWARDS HEATH, West Sussex, RH16 4LR



fox-and-sons.co.uk