



Eastern Cottages
Lewes Road, Lindfield, West Sussex, RH16 2

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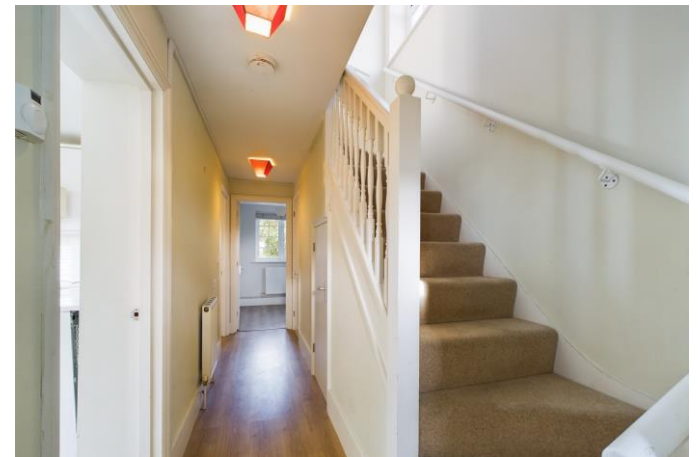
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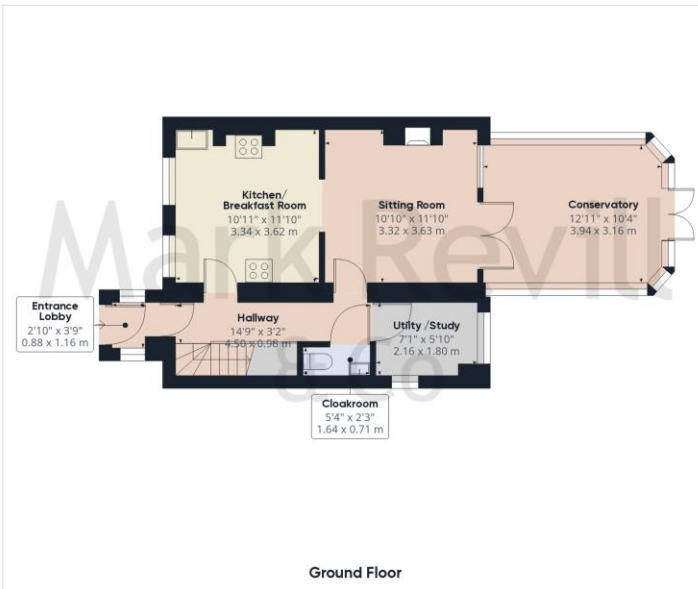
Guide Price £520,000 - Freehold

An attractive Victorian end of terrace 3 bedroom cottage having been extended and improved over the years with accommodation now comprising a sitting room with log burner, kitchen/breakfast room, large conservatory, utility/study, en-suite shower room to bedroom one, together with a family bathroom. The property further benefits from gas fired central heating, some double glazing and a ground floor cloakroom. Outside, there is a small terraced garden to the front with side access to an enclosed rear garden featuring an area of lawn and large paved terrace bordered by fencing and mature hedging. The property is brought to the market with the further advantage of vacant possession.

Situated in an idyllic location on the edge of Lindfield Common within the Conservation Area and a short stroll of the picturesque High Street offering a range of traditional shops including, butcher, baker, greengrocer, post office and a supermarket open 7 days a week. Other village amenities include modern medical centre, village hall, parish church and highly regarded primary and secondary schools. Haywards Heath is a short distance away, providing a comprehensive range of shopping and leisure facilities together with a mainline station providing fast routes to London and the South Coast.







Approximate total area¹⁰
 1086.29 ft²
 100.92 m²

Reduced headroom
 89.69 ft²
 8.33 m²

Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note:
 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

42 High Street
 Lindfield
 West Sussex, RH16 2HL
 01444 484564
 lindfield@markrevill.com

