



64 Sunte Avenue, Lindfield, West Sussex, RH16 2AA

Guide Price £585,000 Freehold

Mansell McTaggart Lindfield



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EPC Rating: C and Council Tax Band: E

***EXCELLENT POTENTIAL FOR ALTERATION / EXTENSION* (STPP) NO ONWARD CHAIN**

- An extended 3 bedroom semi-detached family home built circa 1954 coming to the market for the first time since 1970.
- Popular and convenient village location, walking distance from the High Street, Schooling and mainline railway station
- Generous plot with **60'x 40' frontage** and **45' x 32' Rear Garden**
- **Porch** + Reception **Hall** understairs cupboard with consumer unit and electric meter
- Rear lobby + **Cloakroom/WC**
- L-shaped **Sitting / Dining Room** overlooking the front garden + open fire
- Adjoining **Garden Room** (built in the 1980s) with side door and folding doors onto the garden
- **Kitchen** fitted with a range of units + space for appliances
- **3 first floor bedrooms** (all with built-in wardrobes)
- Re-fitted **Shower Room** with a separate Cloakroom/WC
- **Landing** + hatch to generous **Roof Space** (ladder + lighting) boarded with excellent scope for conversion (subject to any consent)
- Gated **Private Driveway** for several vehicles (room to widen if required) + attached **Garage**
- Gas central heating (replaced Worcester gas fired combination boiler) + double glazed windows and external doors



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LOCATION

The property occupies a pleasant position on the western side of Lindfield. The picturesque village High Street is approximately one third of a mile with a traditional range of shops, stores, boutiques, Churches, Pond and Common. Cloughs delicatessen / convenience store is also close by. The Village Common hosts several events throughout the year and Lindfield also has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. Haywards Heath town centre is a little further with its extensive range of shops, stores, restaurants, bars and cafes.

SCHOOLS

There are two excellent primary schools within walking distance as well as Oathall Community College(secondary school) and Haywards Heath Sixth Form College. The local area is well served by several independent schools including: Great Walstead and Ardingly College.

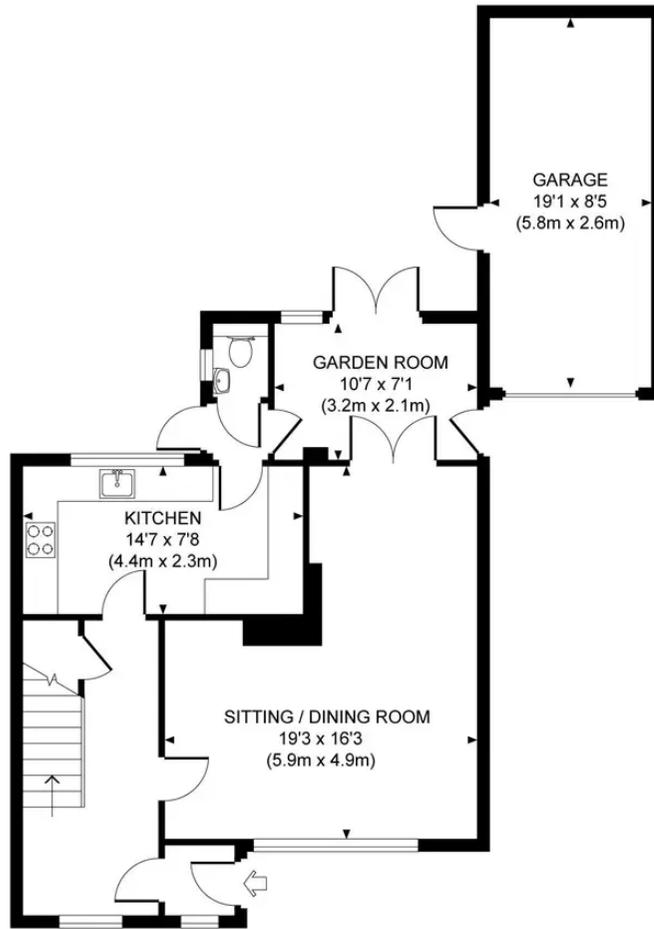
STATION

Haywards Heath mainline railway station for direct links to London, Gatwick and Brighton is 1 mile.

BY ROAD

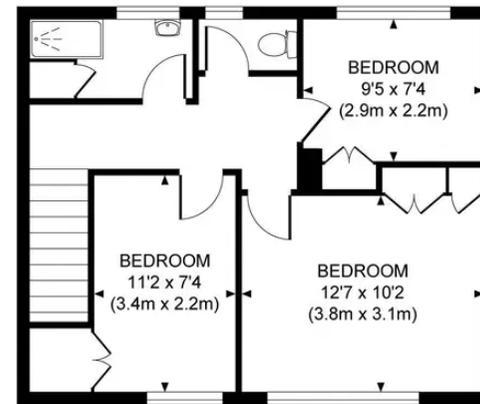
access to the major surrounding areas can be gained via the A272 (Lewes and Uckfield to the east) and the A/M23, the latter lying approximately 6 miles to the West at Bolney or Warringlid (linking with Gatwick Airport and the M25).





GROUND FLOOR


 Approximate Gross Internal Area
 1047 sq ft / 97.2 sq m
 Approximate Gross Internal Area Outbuildings
 159 sq ft / 14.8 sq m
 Total Gross Internal Area 1206 sq ft / 112.0 sq m



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

