



**'Wayside' 1 Sunte Avenue, Lindfield, West Sussex, RH16 2AB**

Guide Price **£795,000** Freehold

Mansell McTaggart Lindfield

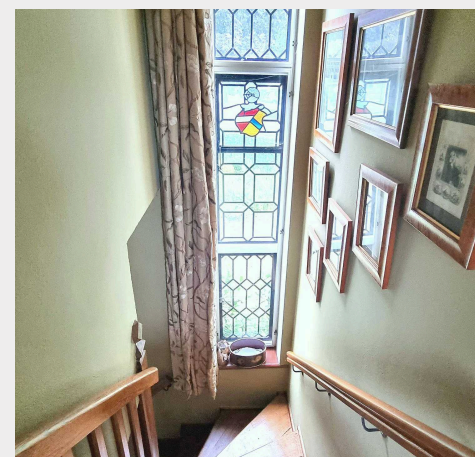
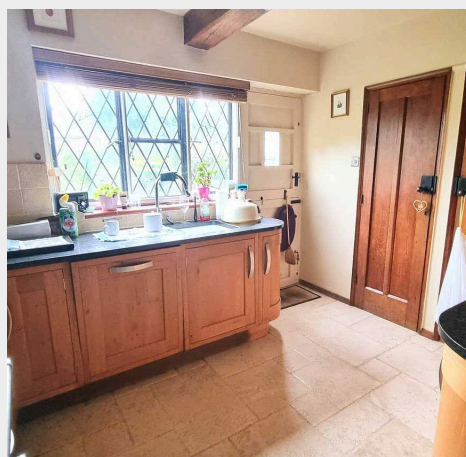


## 'Wayside' 1 Sunte Avenue, Lindfield, West Sussex, RH16 2AB

A charming 3 Bedroom, 2 Bath/Shower detached 'Turner' built home with South Facing Rear Garden and situated in a convenient village location. AVAILABLE WITH NO CHAIN

The accommodation comprises:

- **Reception Hall** timber stairs to first floor, wood flooring and radiator
- Ground floor **Cloakroom/WC** with steps down to the white suite, low level WC and wash basin
- Triple aspect **Sitting Room** double doors to garden, feature beams, open fireplace, brick surround, timber mantle plus display cupboard
- Separate double aspect **Dining Room** floor tiles and ceiling beams
- **Kitchen** re-fitted with a range of wooden units at eye and base level, granite worktops, sink unit, space for range cooker, dishwasher, 'Neff' microwave, wine rack, shelving, space for appliances, deep pantry, **Utility Cupboard** plumbing for washing machine and 'Worcester' gas boiler. Door to garden
- **First Floor** landing with loft hatch, timber staircase and tall stained glass front window
- Double aspect **Bedroom 1** with built-in wardrobe. Archway to **En-Suite Dressing Room / Bathroom** fitted range of wardrobes / drawers, bath with mixer tap, low level WC, wash basin and mirror
- **2 further Bedrooms** with built-in storage
- **Family Shower Room** re-fitted with a white suite, tiled shower cubicle, low level WC, bidet, wash basin and medicine cabinet



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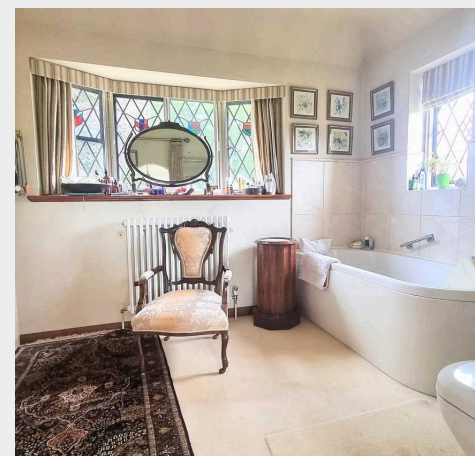
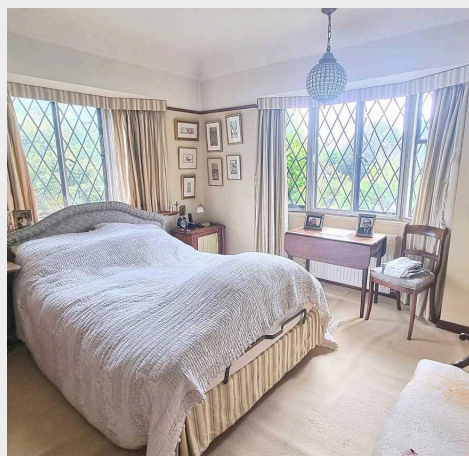
**EPC Rating: D and Council Tax Band: F**

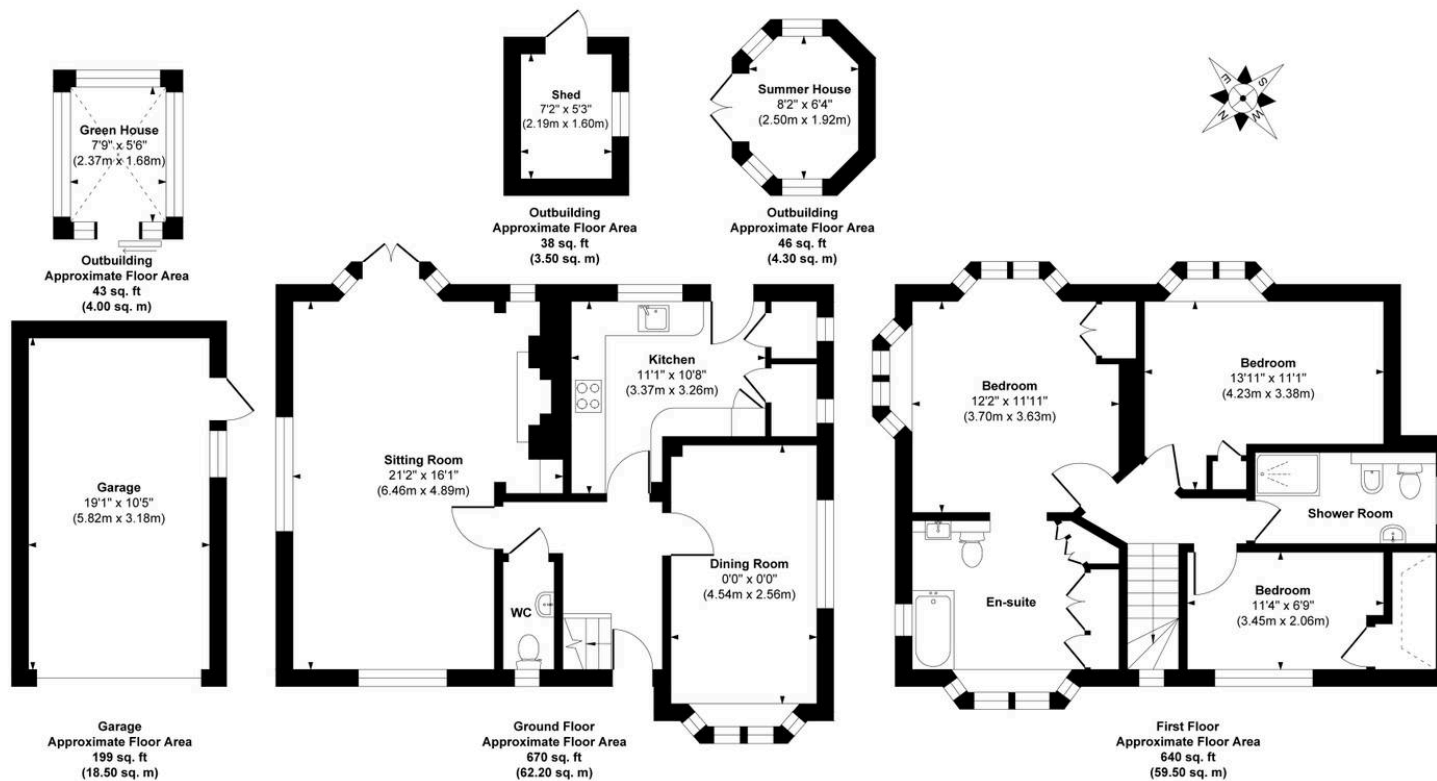
- **OUTSIDE** - block paved **60' Private Driveway** for several vehicles leading to the detached **Garage** with electric roller door. Mature garden with space for shed. Gate access on both sides around to the sunny **South Facing Rear Garden** (75' max x 55' max) with block pave patio adjoining the house, shaped lawns, a wonderful array of mature and colourful plants, flowers, shrubs and trees. Fish pond, gravel path leads down the the lower garden with greenhouse and vegetable patch

**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. 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.





**Approximate Gross Internal Floor Area 1636 sq. ft / 152.00 sq. m (Including Garage & Outbuilding)**

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## Mansell McTaggart Estate Agents

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