



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



**'Fairways' 16 Summerhill Lane, Lindfield, RH16 1RW**

**Guide Price £1,150,000 Freehold**





## 16 Summerhill Lane, Lindfield, West Sussex, RH16 1RW

**\*PLEASE WATCH VIEWING VIDEO\***

**A charming 4 Bedroom, 3 Reception Room, 2 Bath/ Shower Room detached 'Harold Turner' village home built in 1934 and is situated in a sought after and convenient location**

- Generous Reception Hall + Cloakroom / WC
- Triple aspect Sitting Room with fireplace and double doors to the garden
- Dining Room with feature brick fireplace
- Double aspect Kitchen/ Breakfast Room fitted with extensive units
- Side Lobby and Boiler Room
- First Floor - landing, airing cupboard, hatch to loft space (ladder, lighting, fully boarded)
- 4 Bedrooms
- Study and adjoining newly created modern white Shower Room
- Family Bathroom with separate Cloakroom/WC
- Frontage: 50' deep x 60' wide - Carriage Driveway for several vehicles
- 2 Single Garages
- 55' deep x 60' wide West Facing Rear Garden laid to paved patio and lawns
- Excellent Potential for further enlargement, if required (STPP)
- Gas fired central heating to radiators and double glazed windows





# 16 Summerhill Lane, Lindfield, West Sussex, RH16 1RW

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

**LOCATION** - The property is situated in an established residential area in the picturesque village of Lindfield, well known for its historic tree-lined High Street, large village Common and Pond. Lindfield offers good local amenities including a variety of shops, boutiques and pubs on the beautiful High Street.

Nearby Haywards Heath provides a further range of facilities: town centre shops, restaurants, supermarkets (including a Waitrose) and leisure centre. More comprehensive shopping can be found in Brighton, Crawley, Horsham and Tunbridge Wells. Sporting and recreational activities are extensive, with golf at Haywards Heath, Lindfield and Piltdown, racing at Plumpton and Brighton, sailing at Weir Wood and Ardingly reservoirs. Walking and riding locally including the South Downs National Park and on the Ashdown Forest. The vibrant city of Brighton and Hove (15 miles) has a thriving theatre culture, festivals and events.

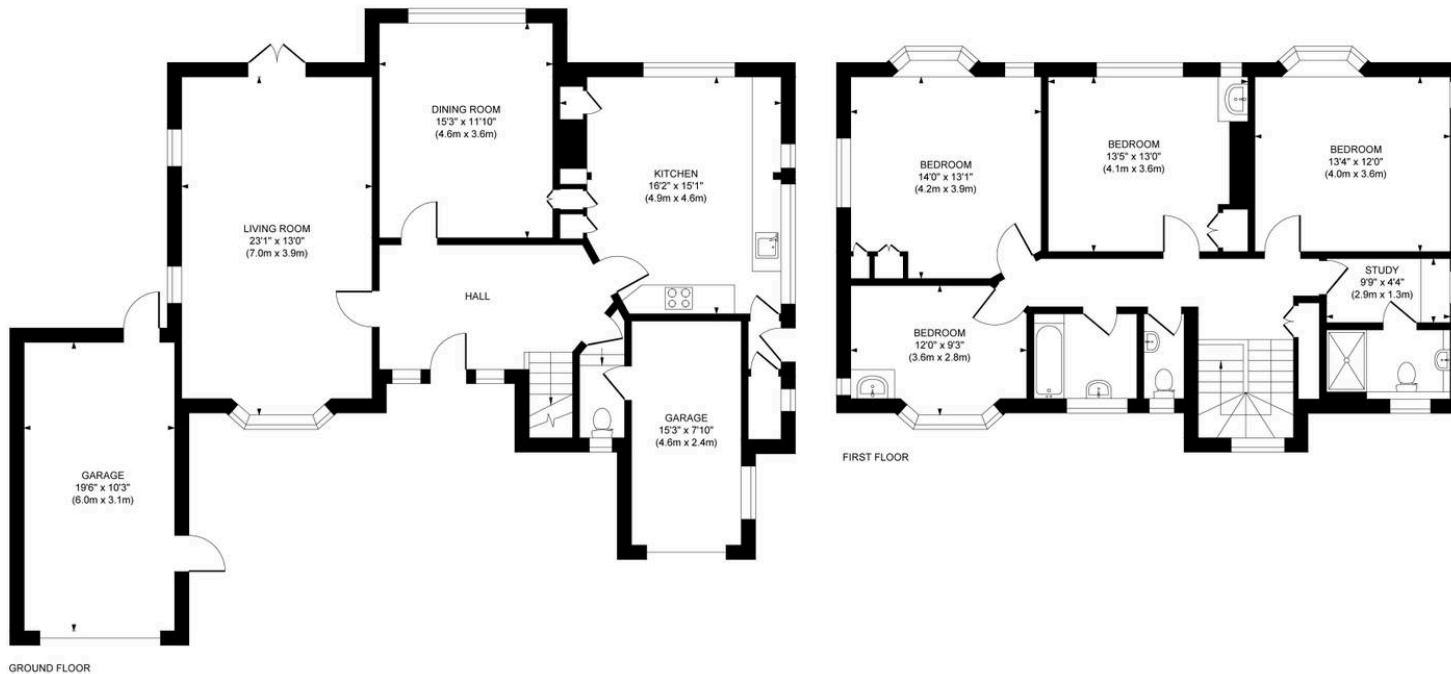
**STATION** - Mainline Railway at Haywards Heath Station is 0.7 of a miles with services to London Bridge/Victoria from 45 minutes.



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



Approximate Gross Internal Area  
2161 sq. ft / 200.79 sq. m



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 decisions reliant upon them.

## Mansell McTaggart Estate Agents

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

01444 484084

[lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.