



**Guide Price**  
**£640,000**

**Freehold**

4x  1x  3x 

**Sunte Avenue, Lindfield,  
Haywards Heath, West  
Sussex, RH16**

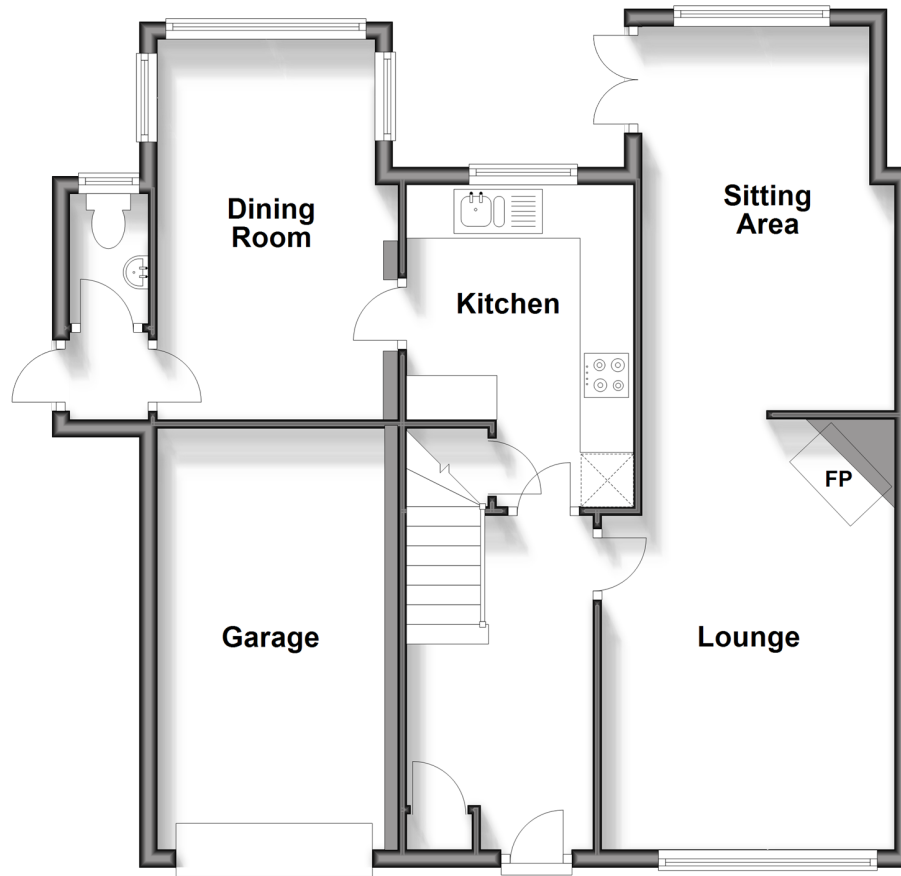
**OVER 60?**

Secure this property  
for up to **59% less!**

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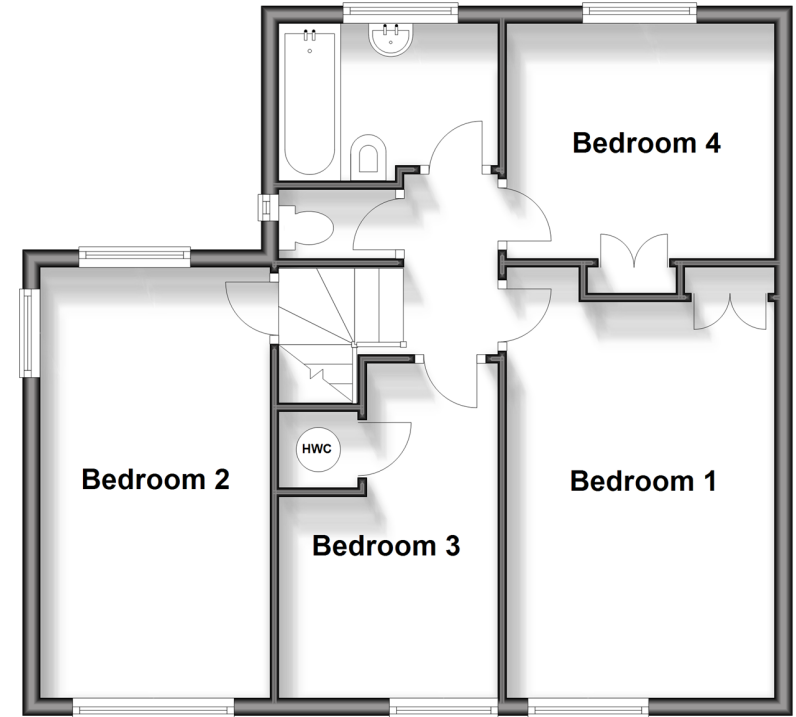
## Ground Floor

Approx. 73.8 sq. metres (794.3 sq. feet)



## Split Level First Floor

Approx. 55.8 sq. metres (600.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 15'3 x 10'11 (4.65m x 3.33m)

Sitting Area: 14'9 x 8'5 (4.50m x 2.57m)

Kitchen: 12'1 x 8'5 (3.69m x 2.57m)

Dining Room: 14'11 x 9'0 (4.55m x 2.75m)

### FIRST FLOOR

Landing

Bedroom 1: 15'11 x 9'10 up to fitted wardrobes (4.85m x 3.00m)

Bedroom 2: 15'6 x 8'5 (4.73m x 2.57m)

Bedroom 3: 12'7 x 8'3 (3.84m x 2.52m)

Bedroom 4: 9'10 x 8'8 up to fitted wardrobes (3.00m x 2.64m)

Bathroom

Separate W/C

### OUTSIDE

Front & Rear Garden

Garage: 17'2 x 8'5 (5.24m x 2.57m)

Off- Road Parking





## Main features

- Open fire place
- The current owners re-fitted the kitchen
- All bedrooms are doubles
- Secluded rear garden
- The convenience of garage & off road parking for multiple vehicles
- Close to Lindfield's historic High Street and walking distance to train station



### Nearest Schools

Primary Schools: Lindfield Primary 0.6 miles, Blackthorns Community Primary, Lindfield 0.7 miles, St Joseph's Catholic Primary, Haywards Heath 1.3 miles

Secondary Schools: Oathall Community College 0.8 miles,



### Transport Information

Train Stations: Haywards Heath 1.1 miles, Wivelsfield 4.2 miles, Balcombe 4.9 miles



### Address

Sunte Avenue, Lindfield, Haywards Heath, West Sussex, RH16



### Directions

For directions to this property please contact us.





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Call Haywards Heath Branch 01444 411132 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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