



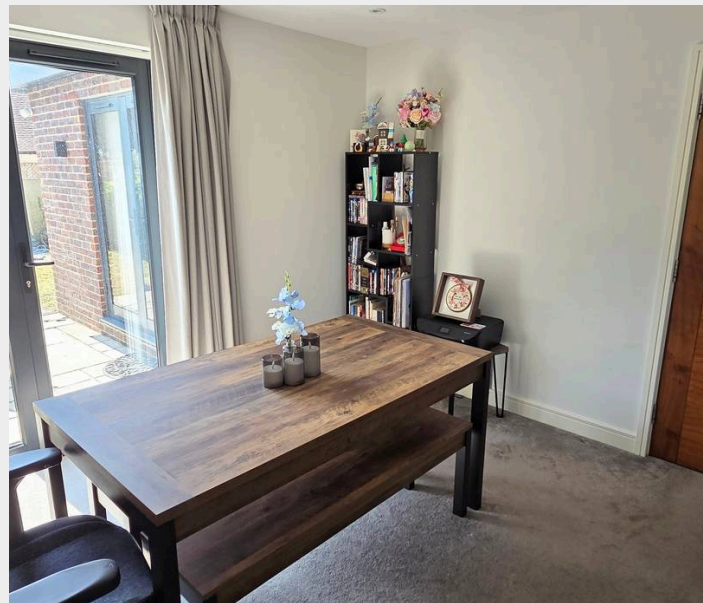


87 Sunte Avenue, Lindfield, West Sussex, RH16 2AB

PLEASE WATCH VIEWING VIDEO

**A contemporary style 3 Bedroom, 2
Bath/Shower Room semi-detached home over
3 floors. SOUTH FACING GARDEN + 2 PARKING
SPACES**

- Built in 2015 by locally based Rural Developments Ltd + desined by award winning Brighton based architects Morgan Carn
- 5-10 min walk of the picturesque village High Street and excellent schools + 15-20 minute walk of the railway station
- **Reception Hall** stairs to first floor, storage cupboard
- Ground floor **Cloakroom/WC**
- Double aspect **Sitting / Dining Room** with full length window + doors out to garden
- **Kitchen / Breakfast Room** double aspect with fitted units, stone worktops, integrated appliances and doors to garden
- **First Floor** - 2 **Double Bedrooms** (with built-in wardrobes)
- **Family Bathroom** fitted white suite
- **Top Floor** - **Principle Bedroom** rear velux window
- **En-Suite Shower Room** fitted white suite
- **2 Allocated Parking Spaces**
- 45' x 25' **South Facing Rear Garden** laid to patio and lawn
- Fitted to a high standard throughout, powder coated aluminium double glazing / doors - Gas Heating with Nest thermostat plus Google doorbell



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EPC Rating: C and Council Tax Band: E

Management company: The 4 houses own a share in 85-93 Sunte Avenue (Lindfield) Ltd which they pay into to cover the cost of the car park / car park drainage

LOCATION - The picturesque village High Street can be swiftly accessed on foot via Denmans Lane where there is a traditional range of shops, boutiques, pubs, restaurants, the landmark Pond and Common which hosts events throughout the year. Lindfield has many sports clubs, leisure groups and societies.

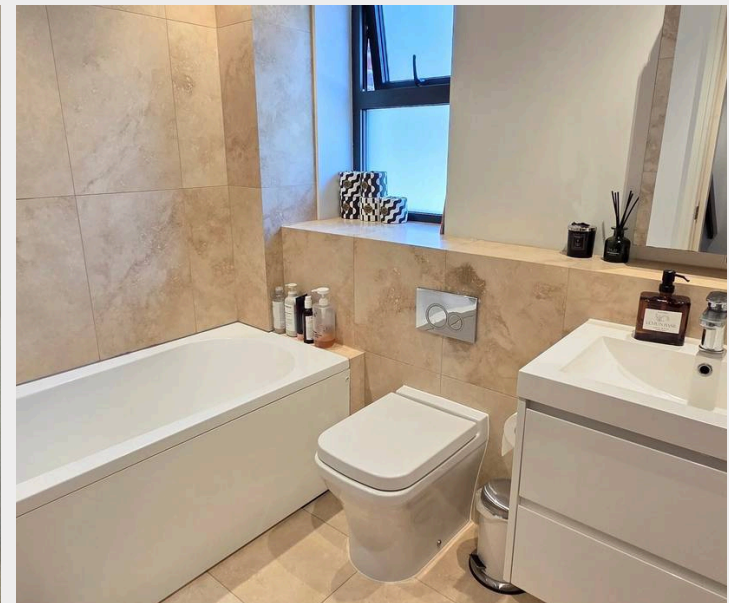
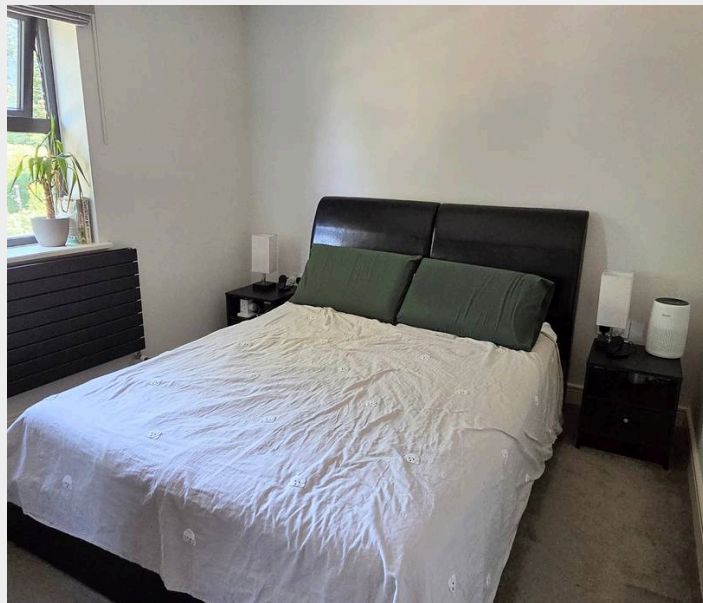
SCHOOLS - There are 2 well regarded Primary Schools and Oathall Community College with its farm within easy walking distance.

STATION - Haywards Heath mainline railway station is about 1 mile and provides fast commuter services to London and the South coast.

Lindfield village adjoins some wonderful countryside interspersed with footpath and bridleways linking with the neighbouring districts and River Ouse.

Distances (miles): Village High Street 0.3, Lindfield primary school 0.3, Blackthorns Primary School 0.45, Oathall Community college 0.5, Railway Station 1.0, A23 at Bolney 6.5, Gatwick Airport 13, Brighton Seafront 16.

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Approximate Gross Internal Area
1064 sq ft / 98.9 sq m



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