



High Street | Lindfield, West Sussex, RH16 2HS

MARCHANTS

High Street

A rare opportunity to acquire a historic Grade II listed Georgian cottage built in 1825, originally believed to have been a sweet shop. The property boasts many original features with the present owners having sympathetically modernised including new carpets and floor coverings together with newly redecorated accommodation. The property provides an opportunity to have a living room on both floors plus two double bedrooms and is offered to the market with **no onward chain**.

Starting Bid £290,000

MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: info@marchantsestateagents.co.uk

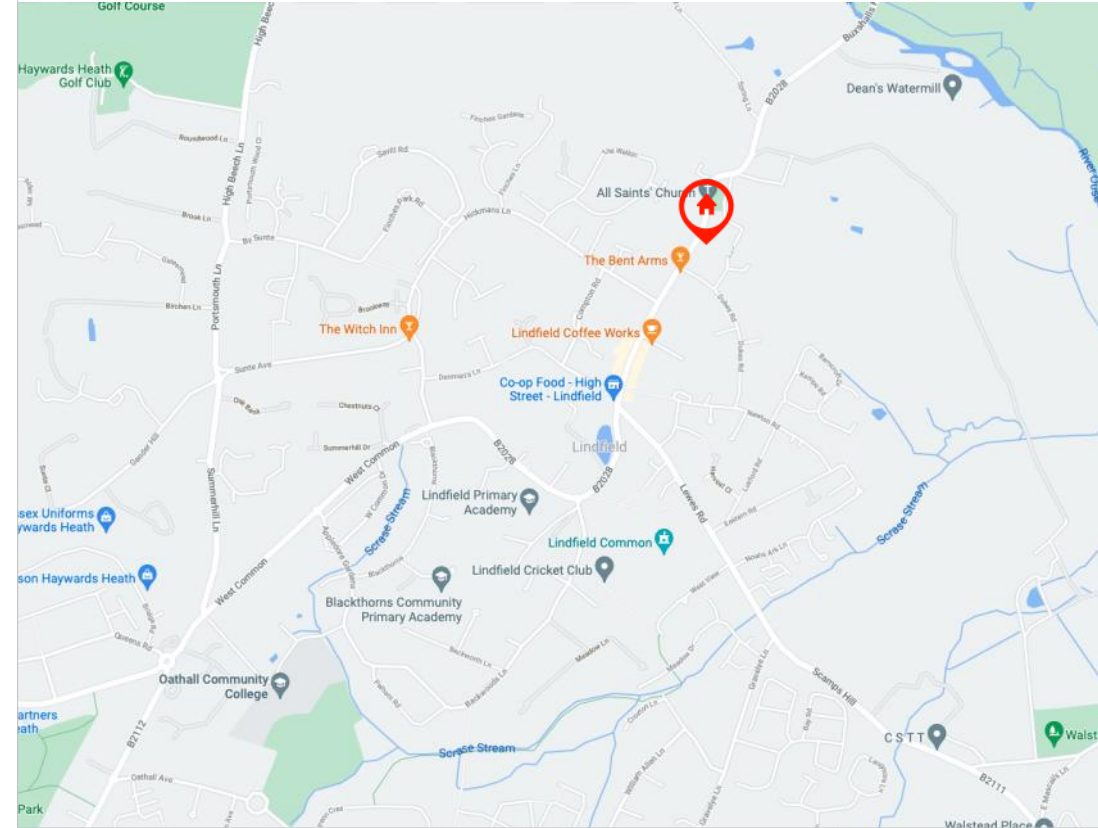
www.marchantsestateagents.co.uk

Features

- Character Grade II Listed Cottage
- Two/Three Double Bedrooms
- Modern Kitchen & Bathroom
- Courtyard Garden
- Redecorated & Recarpeted
- Village Location
- Nearby Free Car Park
- No Onward Chain



The picturesque Lindfield Pond which is located at the end of the high street is a natural spring-fed pond with fish and ducks.



Location

The property is located in a prominent position at the top of the High Street, within close proximity of the historic Grade II* listed 'All Saints' Church. The historic village of Lindfield boasts a vast range of period homes, picturesque village pond, large common with play park, medical centre, Co-op and independent shops, cafes, pubs and restaurants. Within 1 mile of the property there are two local primary schools (Lindfield Primary Academy and Blackthorns Community Primary Academy) and one secondary school (Oathall Community Collage).

Being less than two miles from Haywards Heath mainline railway station, the town of Haywards Heath is just south from this with a larger range of restaurants in the Broadway, shops in The Orchards Shopping Centre and supermarkets.

- Lindfield Village Shops (0.2 miles)
- Haywards Heath Mainline Railway Station (1.6 miles)
- London Gatwick Airport (13.8 miles)
- Brighton (16.5 miles)

Accommodation

HALLWAY Exposed ceiling beam, under stairs cupboard, stairs rising to first floor which are newly carpeted.

LOUNGE Redecorated with 'Wainscot' painted walls, vinyl flooring. Decorative cast iron fireplace (adjoining gas point not presently in use), radiator, 'Savannah' style blinds.

KITCHEN Modern gloss laminate kitchen furniture comprising a ceramic one and a half bowl sink with mixer tap, wood effect worktop with base cupboard below. Further matching worktop with base cupboards under. Range of wall mounted cupboards, painted period style shelf unit, cast-iron Victorian fireplace. Appliances include 'Beko' electric cooker, 'Bush' dishwasher and 'Beko' washing machine. Radiator, Mosaic tiled splashback's, vinyl floor, latch door to hall, glazed door to courtyard style garden.

FIRST FLOOR

LANDING Radiator, exposed beam.





BEDROOM ONE Newly carpeted. Cast iron fireplace, radiator, cupboard housing a wall mounted 'Main' gas boiler for central heating and domestic hot water. 'Savannah' style window blinds, airing cupboard housing an insulated hot water cylinder with fitted immersion heater and hanging rail.

BEDROOM TWO Newly carpeted. Radiator, TV aerial lead, small hatch to loft, 'Savannah' style window blinds.

SITTING ROOM/BEDROOM THREE Painted cast iron fireplace, radiator, 'Savannah' window style blinds, TV aerial connection and newly carpeted.

BATHROOM Fitted with a Victorian style white suite comprising roll top bath with mixer tap/hand shower, plus an independent overhead rainfall shower and having an oval shape shower curtain rail over. Wash basin, W.C. with concealed cistern, ladder style towel warmer, attractive white wall tiling with mirrored mosaic edges and on the bath recess. Automatic extractor, vinyl flooring.



Garden

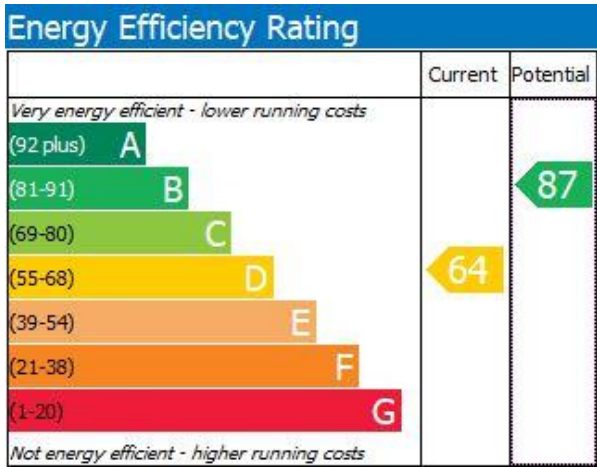
An enclosed **COURTYARD STYLE GARDEN** laid to Astro Turf providing a pleasant area to dine and entertain. Brick built raised bed with small tree, roses and natural foliage. Area is approximately 7 x 3.3 metres (22"9' x 10"8'). Brick built **OUTBUILDING** comprising a disused W.C.. Side entrance gate.

Additional Information

The property has a flying freehold.

PLANNING PERMISSION was granted in 2014 for a rear conservatory. Work was started in 2017 by removing part of the existing brick built structure. Reference code for Mid Sussex Planning: **14/03435/LBC**. Further information/plans can be provided if requested.

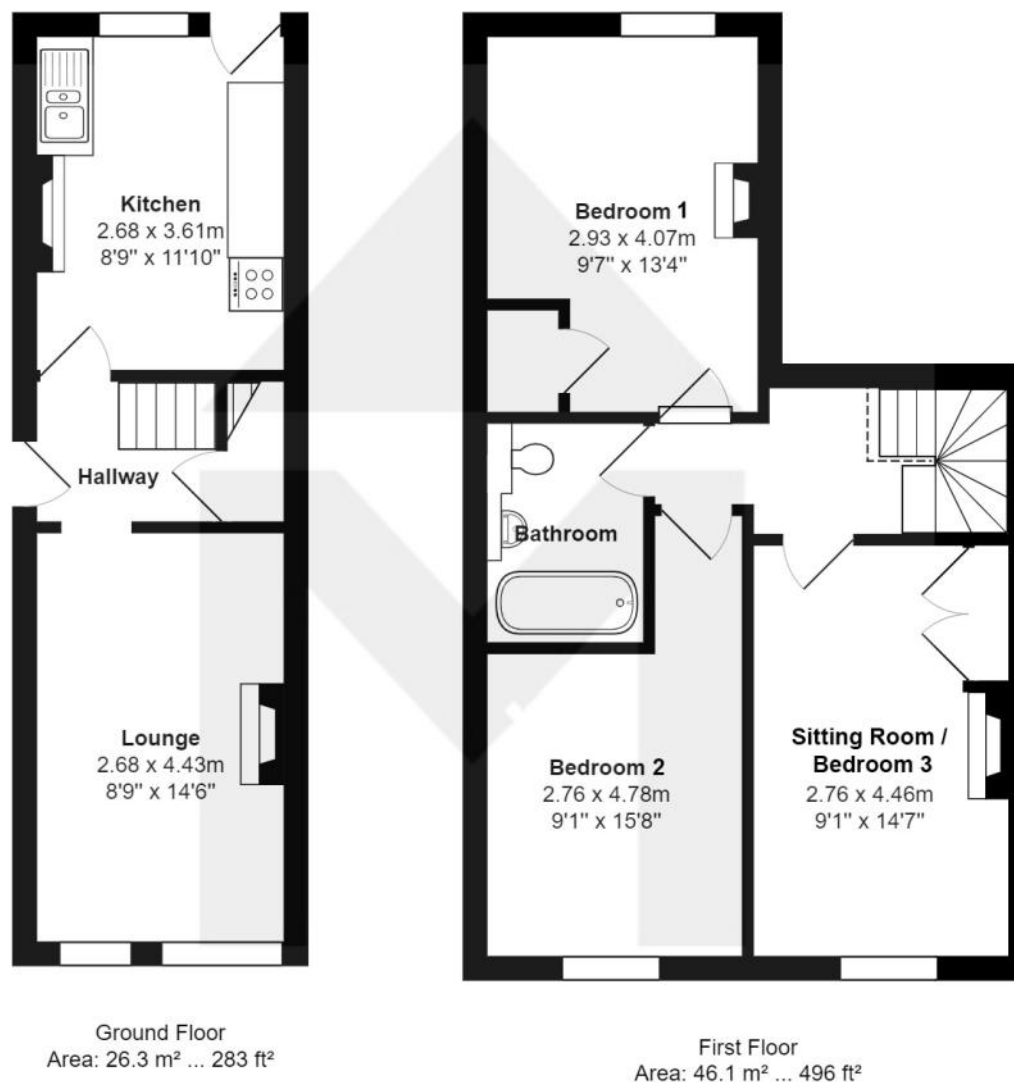
Council Tax Band: D





View of Lindfield High Street from the first floor of the property

Floorplan



Ground Floor
Area: 26.3 m² ... 283 ft²

First Floor
Area: 46.1 m² ... 496 ft²

Total Area: 72.3 m² ... 779 ft²

All measurements are approximate and for display purposes only.

PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.

NB. This property is owned by a family member of the Marchants team.

3236/120HIGH/PG/BAG/MMXXVI0921

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

MARCHANTS

01273 843333

info@marchantsestateagents.co.uk

www.marchantsestateagents.co.uk