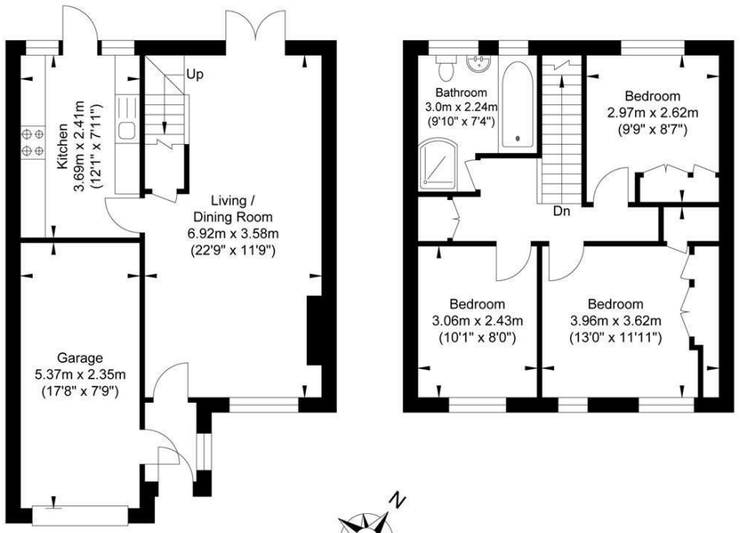
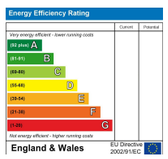
The Hollow

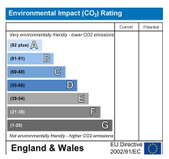


Ground Floor
Approximate Floor Area
532.81 sq ft
(49.50 sq m)

First Floor
Approximate Floor Area
453.59 sq ft
(42.14 sq m)

Approximate Gross Internal Area (Excluding Garage) = 78.70 sq m / 847.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

49 The Hollow, Lindfield, RH16 2SX

Guide Price £425,000 Freehold

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Things We Love...

CHAIN FREE – Ready for the next owners to move straight in and make their mark.

West-facing garden – Enjoying afternoon and evening sunshine, with a lovely leafy outlook beyond.

Excellent garage conversion potential – A great opportunity to create additional living or working space, subject to the necessary consents.

Generous living/dining room – An impressive 22'9 x 11'9, offering plenty of space for relaxing and entertaining.

Sought-after Lindfield location – A popular residential setting within easy reach of the village High Street and excellent local amenities.

Guide Price £425,000 - £450,000

An attractive 'Neo-Georgian' semi-detached home, offered CHAIN FREE and enjoying a desirable west-facing rear garden, driveway parking and a popular position on the fringes of the sought-after village of Lindfield.

Welcome Home...

The property offers well-proportioned and versatile accommodation, including a particularly generous living/dining room, separate kitchen, three bedrooms and a family bathroom. The house has been well cared for and provides an excellent opportunity for a new owner to modernise and personalise to their own taste.

The spacious living/dining room measures an impressive 22'9 x 11'9, providing plenty of space for both comfortable seating and dining. A large front window and rear glazed doors ensure the room feels light and welcoming, with the latter opening onto the garden. The kitchen is positioned at the rear and features a good range of fitted wall and base units, integrated cooking appliances and useful worktop and storage space. A glazed door provides direct access to the rear garden.

A particularly useful feature is the integral garage, which offers scope for conversion, subject to the necessary permissions and consents. This could create valuable additional living accommodation such as a home office, playroom, snug or family room, whilst still leaving the property with driveway parking.

Upstairs are three well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and excellent natural light. The two further bedrooms offer flexibility for children, guests or home working. The family bathroom is fitted with a white suite comprising bath, separate shower cubicle, wash hand basin and WC, with tiled walls and flooring.

The property benefits from gas fired central heating and double glazing, together with the increasingly important availability of Ultrafast Fibre broadband.

Step Outside...

The rear garden is a real feature, enjoying a westerly aspect which allows you to make the most of the afternoon and evening sunshine. A paved terrace immediately adjoining the house provides a great spot for outdoor seating and al-fresco dining, whilst steps lead down to the artificial lawn.

The garden is enclosed by fencing and established planting, creating a pleasant and private outdoor space. There is also a useful garden shed.

To the front, the property benefits from a good-sized driveway providing off-road parking, with an area of lawn and mature planting creating an attractive approach to the house.

Lindfield Life...

The Hollow is a popular residential road situated on the southern fringes of the highly sought-after village of Lindfield, renowned for its attractive High Street, village atmosphere and excellent local amenities. The village High Street is approximately half a mile away and offers an eclectic mix of independent shops, traditional stores, post office, supermarket, village pubs, cafés and churches.

More extensive shopping and leisure facilities can be found in neighbouring Haywards Heath, including Sainsbury's and Waitrose supermarkets and the Dolphin Leisure Centre. Haywards Heath's mainline railway station provides regular services to London Victoria and London Bridge, as well as Brighton and Gatwick Airport. The area is also well placed for road connections, with the A272 providing access towards the surrounding Sussex countryside and the A23 offering links towards Brighton, Gatwick and the national motorway network.

The Specifics...

CHAIN FREE
Title Number: SX143357
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Broadband: Ultrafast Fibre

We believe the above information to be correct but recommend intending purchasers verify this personally.