





'The Norman' 27B Sunte Avenue, Lindfield, RH16 2AB

PLEASE WATCH VIEWING VIDEO

A beautifully finished one-bedroom ground floor conversion in a rear position giving the apartment a private and tucked away feel + private entrance + 999 Year Lease

- "The Norman" forms part of the conversion of the former Clough's Delicatessen, a long-established family business dating to 1934
- The flat has been individually designed with a warm contemporary finish and a strong emphasis on detail and character
- Contemporary open plan **Kitchen / Living** space. Kitchen in muted sage and natural oak-effect finishes, with handleless cabinetry, quartz worktops, boiling-water tap and antique-mirror splashback.
- Contemporary **Bathroom** with brass finish fittings and underfloor heating
- **Bedroom** built-in fitted wardrobes
- **Benefits** include ambient lighting, skylight, media wall, fitted wardrobes, underfloor heating, modern electric heating, including efficient ceramic core radiators + modern double glazing
- **Private Courtyard**
- **10 year Structural Defect Warranty Policy**
- Professionally converted and comprehensively refurbished
- Part of a small development of only three individual homes (Annual Buildings Insurance split between the three flats)



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EPC Rating: C and Council Tax Band: A

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

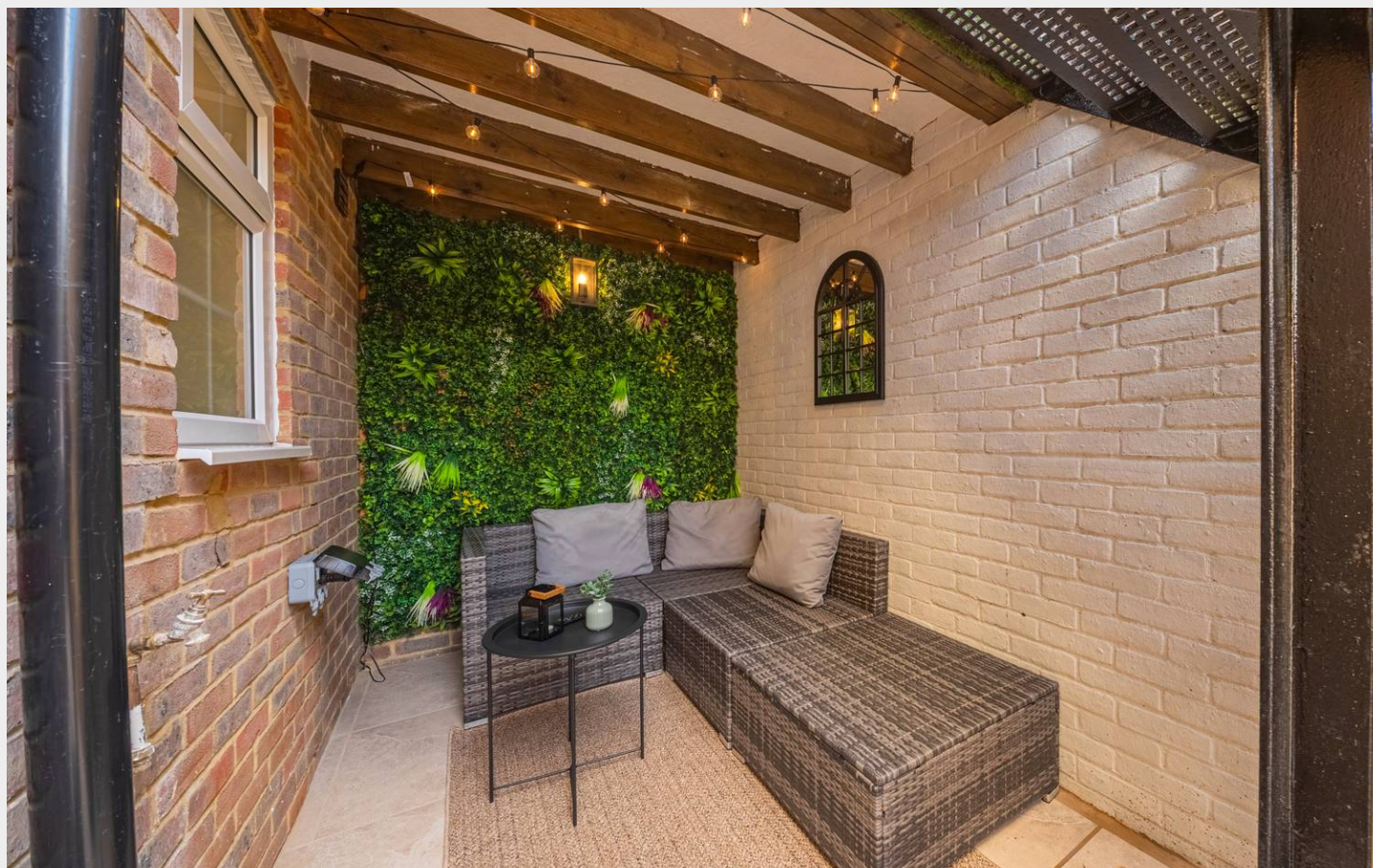
SCHOOLS - There are 2 well regarded Primary Schools and Oathall Community College with its farm within easy walking distance.

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

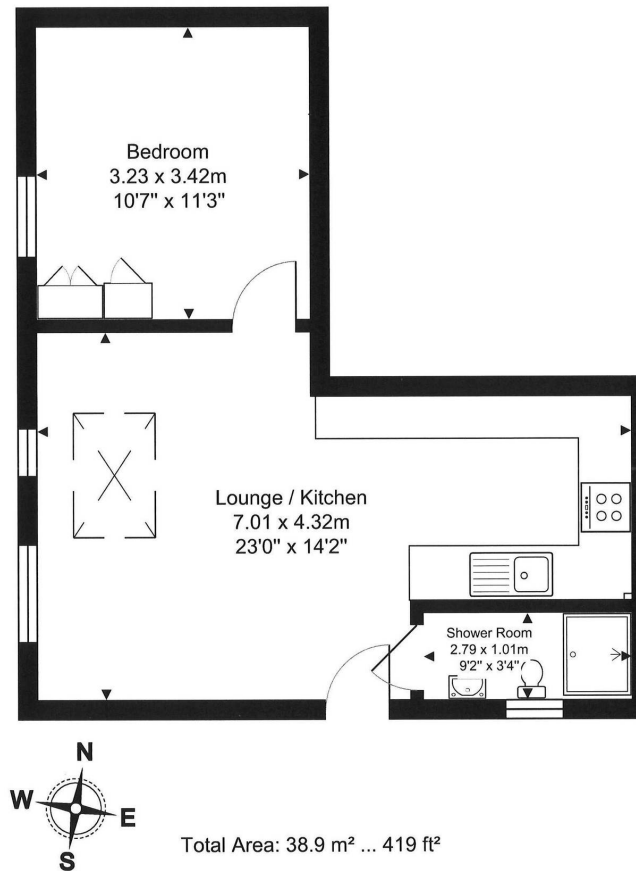
DISTANCES (miles) - Village High Street 0.3, Lindfield Primary School 0.3, Blackthorns Primary School 0.45, Oathall Community college 0.5, Railway Station 1.0, A23 at Bolney 6.5, Gatwick Airport 13, Brighton Seafront 16.

(BEDROOM + SITTING ROOM PHOTOS - ILLUSTRATIVE PURPOSES)

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All measurements are approximate and for display purposes only.

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