



'Summercroft' Summerhill Drive, Lindfield, RH16 2AR Guide £875,000 - £900,000 Freehold

Mansell McTaggart Lindfield



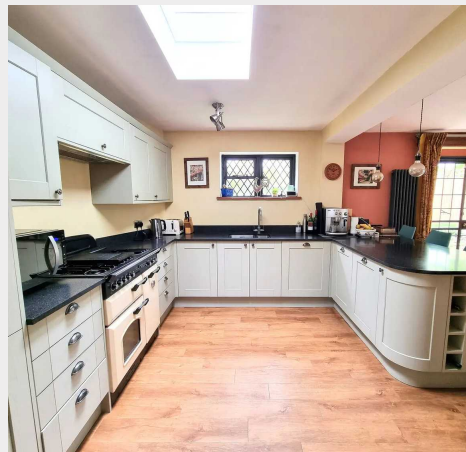
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EPC Rating: D and Council Tax Band: F

PLEASE WATCH VIEWING VIDEO

A stunning 4 Bedroom, 2 bath/Shower Room detached family home built in 1928 by renowned local architect Harold G Turner. This arts and crafts house contains a wealth of period features and has been extensively updated by the current owners. The accommodation comprises:

- Entrance Hall with tiled flooring and storage
- Beautiful Sitting Room with rebuilt open brick and tile fireplace with solid oak staircase
- A spacious open plan Kitchen / Dining Room with a range of fitted units and integral appliances with adjoining Utility Area
- Conservatory (2020) + double doors onto the garden
- Ground floor Bedroom / optional Home Office + Cloakroom/WC
- 3 first floor bedrooms (1 with en-suite Cloakroom/WC)
- Ground floor Bathroom and first floor Shower Room
- Enlarged block paved Driveway for 4 vehicles plus lawned front garden
- Brick built Garage (with loft storage)
- Gas fired central heating to radiators (new combination 'Worcester' boiler)
- Single glazed leaded light stained glass windows
- Mature South facing Rear Garden (78' x 28')
- Excellent potential for further enlargement (STPP) and sought after location walking distance of village facilities



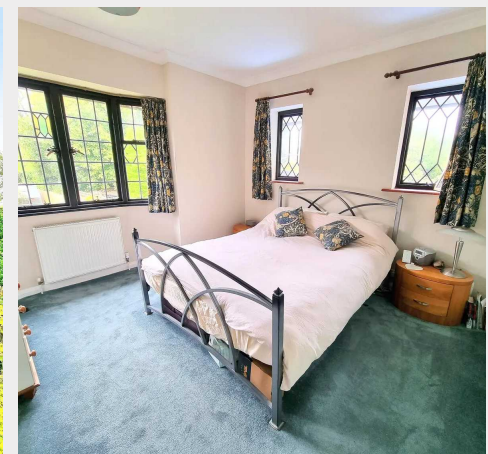
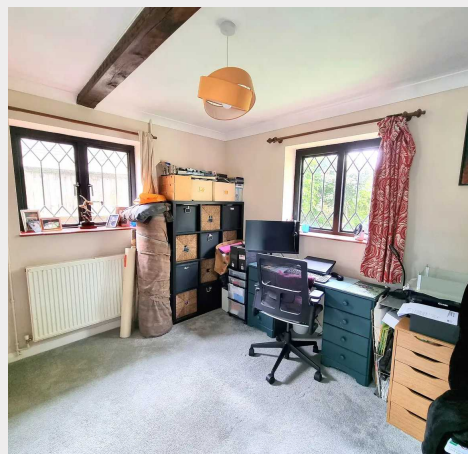
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LOCATION

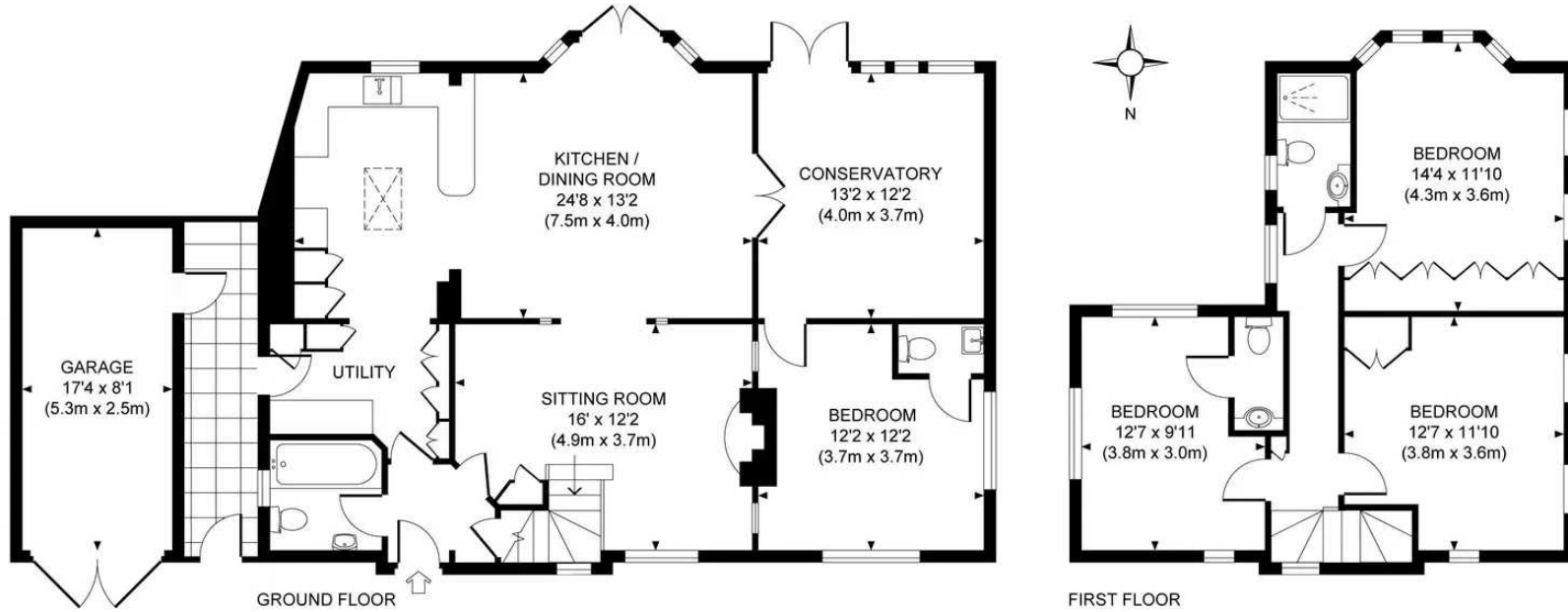
Summerhill Drive is a tucked away cul-de-sac with just a handful of houses located off West Common on the southern side of the village. The picturesque High Street is within half a mile where there is a traditional range of shops, boutiques, Churches, pubs, restaurants, duck pond and village common which holds several events throughout the year.

SCHOOLS are close by and the property is within half a mile of both Blackthorns and Lindfield Primary Schools plus Oathall Community College with its farm. Open countryside is close by providing some wonderful walks. Haywards Heath Railway station is just 1 mile on foot providing fast commuter links to London, Gatwick Airport and Brighton. The town centre is a little further where there is an extensive range of shops, stores, restaurants, cafes and bars. There is also a leisure centre.

DISTANCES - Haywards Heath mainline railway station is 1 mile (London Bridge/Victoria 47 mins, Gatwick airport 15 mins, Brighton 20 mins), A23 at Bolney 7 miles Gatwick Airport 17 miles and Brighton Seafront 19 miles.



Approximate Gross Internal Area
1515 sq ft / 140.8 sq m
Approximate Gross Internal Area Outbuildings
139 sq ft / 12.9 sq m
Total Gross Internal Area 1654 sq ft / 153.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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