



**52 Sunte Avenue, Lindfield, West Sussex, RH16 2AA**

**Guide Price £870,000 Freehold**

Mansell McTaggart Lindfield



# 52 Sunte Avenue, Lindfield, West Sussex, RH16 2AA

**\*PLEASE WATCH VIEWING VIDEO\***

A centrally located, extended and improved 4 Double Bedroom, 3 Reception Room, 3 Bath/Shower Room semi-detached village home. The property was built circa 1920s with the current owners extending and altering in 2015 to create this flexible and spacious property ideal for modern day family living.

The accommodation comprises:

- **Reception Hall** with a white ground floor **Cloakroom/WC**
- An ideal Home **Study** / optional Gym / Snug
- Separate **2nd Sitting Room / Play Room**
- Stunning open plan L-shaped **Kitchen / Dining / Family Room** fitted with a range of 'Bosch' appliances, breakfast island with 5-ring gas hob, space for family table and chairs + bi-fold doors to garden
- Separate **Utility Room** with space for domestic appliances, butler sink, wine rack + extra fridge freezer
- **4 first floor Double Bedrooms**
- **2 En-Suite Shower Rooms**
- Separate white **Family Bathroom**
- 36' x 38 frontage with block paved **Private Driveway** (recently re-sanded and sealed).
- 41' x 40' enclosed and sunny North facing **Rear Garden** laid to patio and lawn
- Gas fired central heating to radiators + double glazed windows + Sonos ceiling speakers + Karndean flooring
- Convenient walking distance to the High Street, Schools + Haywards Heath mainline railway station



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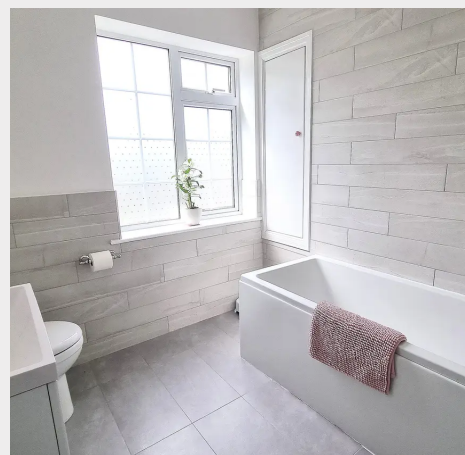
**EPC Rating: C and Council Tax Band: E**

**LOCATION** : The property occupies a pleasant position in one of the areas most highly sought after roads on the western side of Lindfield. The picturesque treelined village High Street is approximately one third of a mile with a traditional range of shops, stores, boutiques, churches, pond, common, historical period properties and Cloughs delicatessen / convenience store is also close by. The Village Common hosts several events throughout the year and Lindfield also has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. Haywards Heath town centre is a little further with its extensive range of shops, stores, restaurants, bars and cafes.

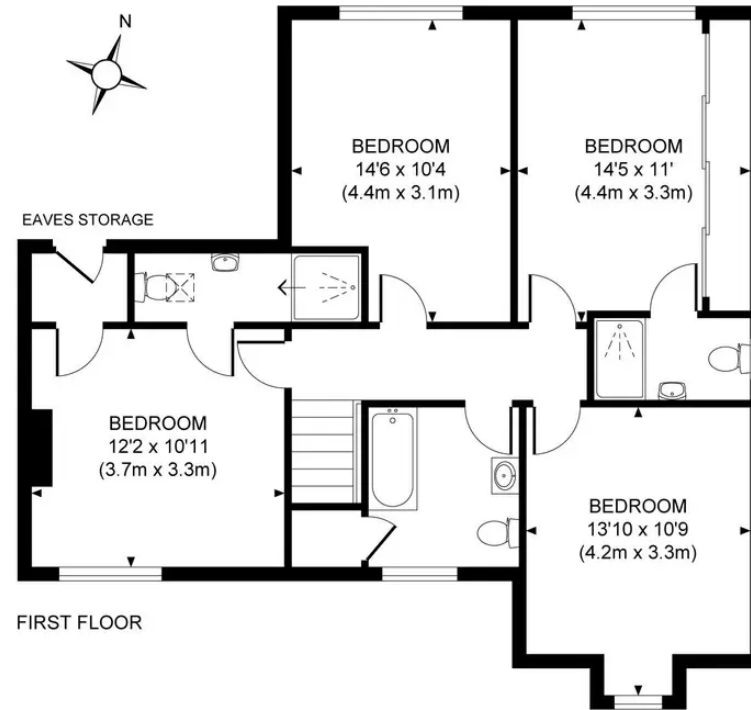
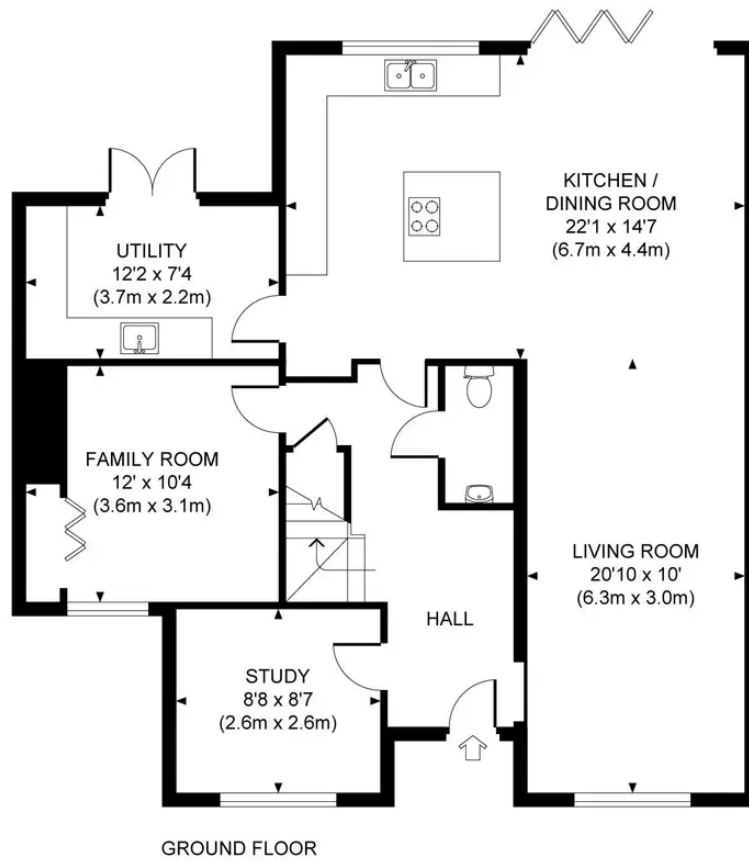
**SCHOOLS** : There are two excellent primary schools within walking distance as well as Oathall Community College (secondary school) and Haywards Heath Sixth Form College. The local area is well served by several independent schools including: Great Walstead, Ardingly College, Cumnor House and Burgess Hill School for Girls.

**STATION** : Haywards Heath mainline railway station for direct links to London, Gatwick and Brighton is 1 mile.

**BY ROAD** : access to the major surrounding areas can be gained via the A272 (Lewes and Uckfield to the east) and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid (linking with Gatwick Airport and the M25).



Approximate Gross Internal Area  
1848 sq ft / 171.7 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.

## Mansell McTaggart Estate Agents

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