



61 Sunte Avenue, Lindfield, West Sussex, RH16 2AB

Mansell McTaggart Lindfield



Price £475,000 Freehold



61 Sunte Avenue, Lindfield, West Sussex, RH16 2AB

EPC Rating: E and Council Tax Band: D

PLEASE WATCH VIEWING VIDEO

MODERNISATION REQUIRED – A fine opportunity to create your own home with this 2 bedroom semi-detached Victorian village home situated in a sought after and convenient location. This property provides excellent scope for development to the rear and/or loft conversion, if required (STTP).

Front door, lobby, **Entrance Hall** stairs to first floor. Open plan **Sitting / Dining Room** front bay, single glazed timber frame sash window, cupboard housing electric meter / fuse box, space for sofas plus table and chairs, rear window and deep storage cupboard. **Kitchen** units at eye and base level, space and plumbing for appliances, eye level oven/grill, inset electric hob, sink unit, windows plus side door.

First Floor landing, small loft hatch (**Agents Note:** excellent scope here to put a turn staircase in to create access for a loft conversion, subject to consent).

Bedroom 1 full width wardrobes proving hanging and shelving space plus locker storage, front window.

Bedroom 2 rear window. **Dressing Room** airing cupboard with 'Worcester' gas fired boiler and hot water cylinder below. Access into the **Family Bathroom** coloured suite, enclosed bath, mixer tap and shower attachment, low level WC, wash basin, electric heater, radiator and opaque rear window.



61 Sunte Avenue, Lindfield, West Sussex, RH16 2AB

OUTSIDE - block paved **Driveway** for 2 vehicles, gated access around to the block paved **Rear Parking Area** and **Garage** up and over door. Storage cupboard with water tap. **160' South Facing Rear Garden** shaped lawns, flowers beds, mature plants, flowers shrubs and trees. Excellent scope to create different sections within this long garden (eg: formal garden area, vegetable patch, play area, space for a home office, if required).

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 village High Street is approximately one third of a mile with a traditional range of shops, stores, boutiques, churches, pond, common 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.

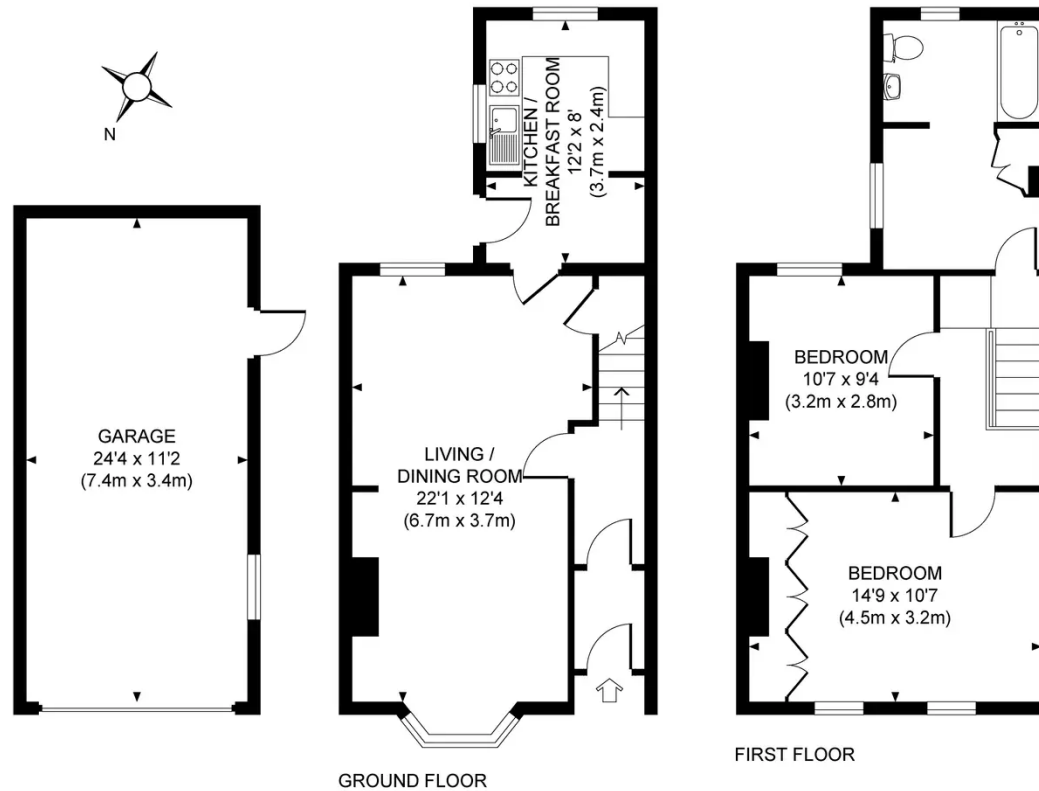
SCHOOLS - There are two excellent primary schools within walking distance plus Oathall Community College (secondary school) and Haywards Heath Sixth Form College. The local area is well served by several independent schools including: Great Walstead, Ardingly College, Cumnor House and Burgess Hill School 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
830 sq ft / 77.1 sq m
Approximate Gross Internal Area Outbuildings
268 sq ft / 24.9 sq m
Total Gross Internal Area 1098 sq ft / 102.0 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

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

**MANSELL
McTAGGART**
Trusted since 1947