



**'Armadillo Cottage' 67 Sunte Avenue, Lindfield, RH16 2AB**

**Price £650,000 Freehold**

**Mansell McTaggart Lindfield**





# 'Armadillo Cottage' 67 Sunte Avenue, Lindfield, RH16 2AB

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

A charming 3 bedroom, 3 reception room 1950s detached village home with Driveway, stunning South Facing Rear Garden plus excellent Courtyard Studio.

Entrance Porch side window. Ground floor Cloakroom/WC white suite. Entrance Hall solid oak block wood flooring, Oak stairway, storage and side window. Sitting Room double aspect, open fireplace and hearth. Dining Room storage and side window. Sun Room air conditioning unit, door to front and double doors to garden. Kitchen re-fitted range of painted units, granite surfaces, new sink unit, dishwasher, space for Rangemaster range cooker, larder cupboard, storage, fridge, combination 'Neff' microwave /grill/oven, space for washing machine and stable door.

First Floor Landing, side window, loft hatch (ladder / boarded / lighting). Bedroom 1 fitted wardrobes, double aspect. Bedroom 2 double airing cupboard with gas boiler, telephone point, double aspect. Bedroom 3 front window, range of wardrobes - currently dressing room. Bathroom re-fitted white suite, enclosed bath, shower enclosure, 'Aqualisa' power shower unit, twin basins, low level WC, tiled floor and electric underfloor heating.

Outside Brick paved Parking Area side access to sun room. South Facing Rear Garden Indian sandstone terrace, shrub borders and stunning Courtyard Studio sliding doors, TV connection, electric heater. Shower Room/WC double shower, low level WC, wash basin, cupboards and opaque window.





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

**OUTSIDE Cont** .... Tucked away 70' x 30' Rear Garden area of lawn, flower and shrub borders, generous Office / Workshop, stone terrace, pergola, decorative pond, timber fencing, brick walls and shed.

**LOCATION** The property occupies a pleasant position 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 and common. 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.

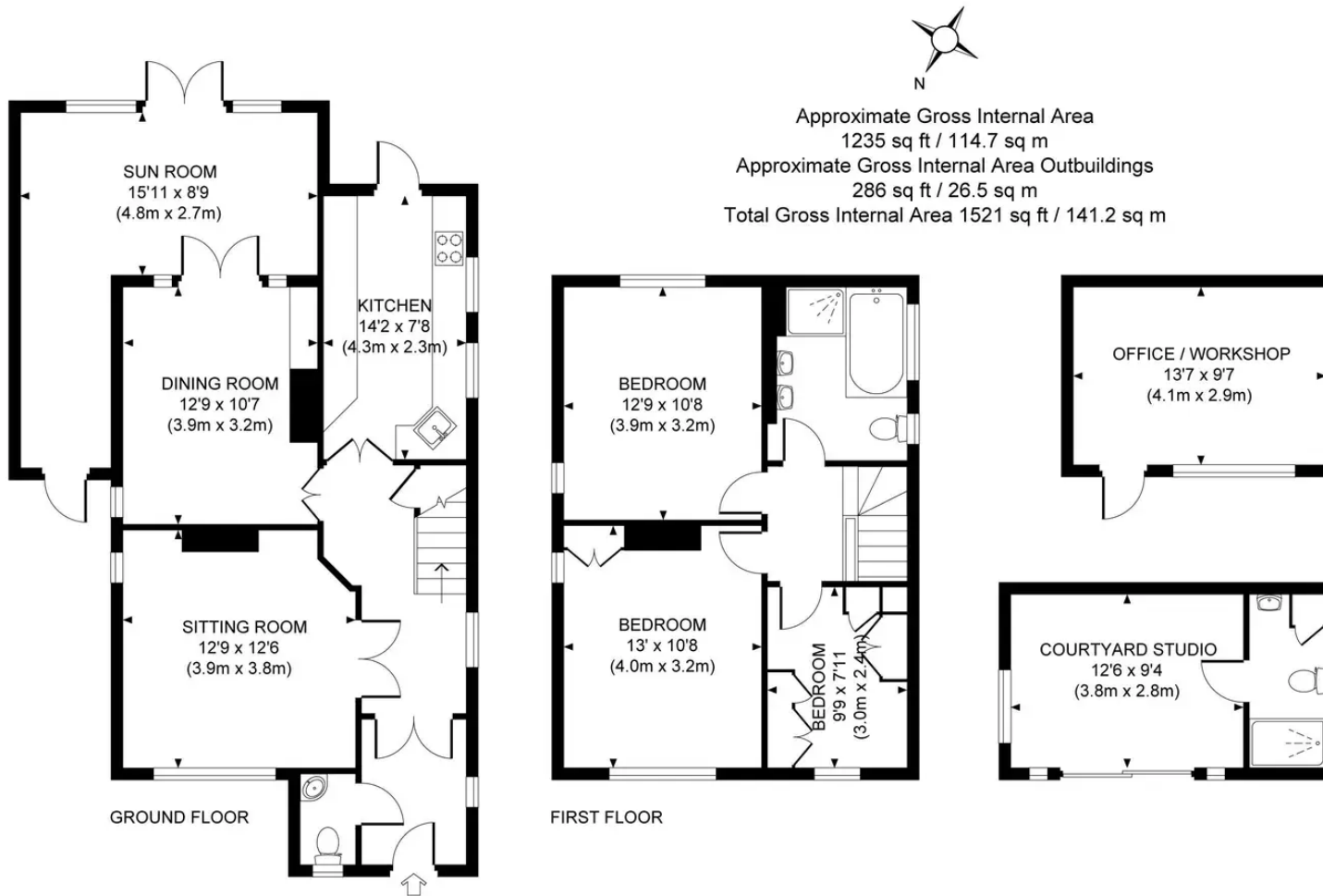
**SCHOOLS** There are two excellent primary schools within walking distance as well as Oathall Community College(secondary school) and Haywards Heath Sixth Form College. The local area is well served by several independent schools including: Great Walstead and Ardingly College.

**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  
 1235 sq ft / 114.7 sq m  
 Approximate Gross Internal Area Outbuildings  
 286 sq ft / 26.5 sq m  
 Total Gross Internal Area 1521 sq ft / 141.2 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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