



44 Sunte Avenue, Lindfield, West Sussex, RH16 2AA

Mansell McTaggart Lindfield



Price £565,000 Freehold



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AVAILABLE WITH NO ONWARD CHAIN

A detached village property built circa 1967 and is presented in good order throughout and is situated in a popular and convenient location. **Private Driveway** and attached **Garage**.

The accommodation comprises:

- 3 Bedroom detached village home
- Walking distance of local shop, High Street, popular Schools and mainline railway station
- **Reception Hall** + stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite
- Double aspect **Sitting / Dining Room** + gas fire, wood block flooring and door to garden
- Re-fitted **Kitchen** with units at eye and base level, space and plumbing for domestic appliances + built-in oven/grill/hob + dishwasher plus understairs storage cupboard
- Sunny rear **Conservatory** + doors to garage and garden
- **3 first floor bedrooms**
- Separate white **Shower Room**
- Gas fired central heating to radiators + double glazed windows
- Block paved **Private Driveway** flanked by a paved front garden
- **Garage** - electric door and internal water tap
- Gated access on both side around to the private 20' x 40' **Rear Garden** landscaped for ease of maintenance with mature plants, flowers and shrubs plus water tap and fenced boundaries.



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EPC Rating: D and Council Tax Band: E

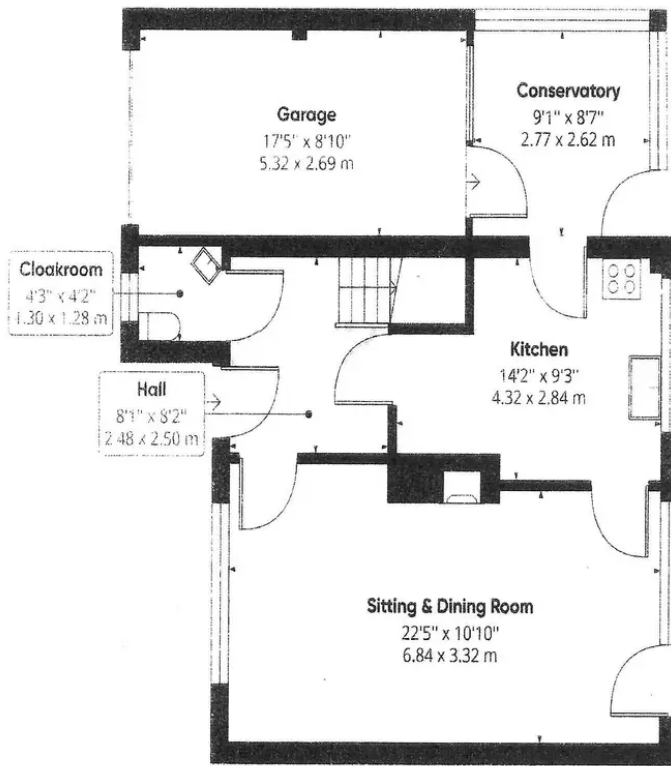
LOCATION - The property occupies a pleasant position in one of the areas most highly sought after roads on the western side of Lindfield. The picturesque village High Street is approximately one third of a mile with a traditional range of shops, stores, boutiques, churches, pond, common and Cloughs delicatessen / 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.

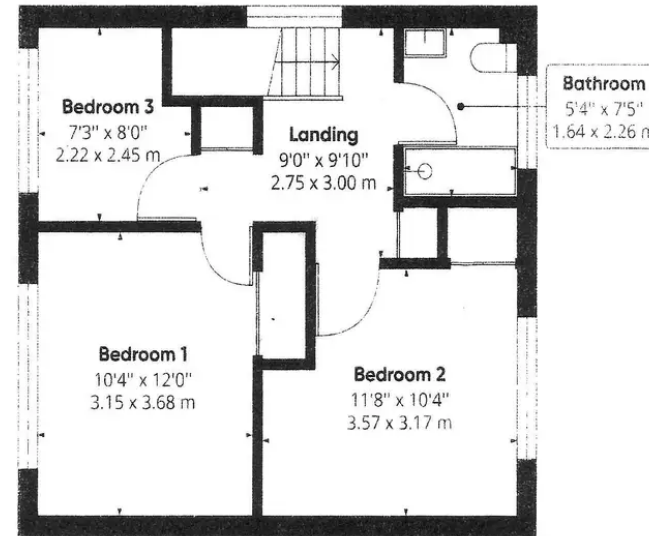
STATION - Haywards Heath mainline railway station for direct links to London, Gatwick and Brighton is 1 mile.

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).





Approx Total Area : 1,140 sq ft



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