



**26 By Sunte, Lindfield, West Sussex, RH16 2DB**

Mansell McTaggart Lindfield

Guide Price **£475,000** Freehold



# 26 By Sunte, Lindfield, West Sussex, RH16 2DB

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

**A beautifully presented 3 Bedroom end of terrace village home + landscaped South Facing Rear Garden + single Garage nearby**

**The property underwent a comprehensive refurbishment in 2018 to include re-plastering, re-decoration, new flooring, re-wiring, new boiler, radiators and open plan Kitchen / Dining Area**

- Front door into the **Entrance Porch** with space for coats and shoes. Inner door into the **Hallway** with stairs to first floor.
- **Sitting Room** with useful storage cupboard, front window and open fire
- **Kitchen / Dining Area** re-fitted with an attractive range of units at eye and base level, integral double oven, 4-ring electric hob + extractor, sink unit, slimline dishwasher and bi-fold doors
- **First Floor** landing, window, loft hatch (ladder / lighting / insulated / part boarded)
- **3 Bedrooms** (2 doubles + 1 single) Bedroom 3 + built-in storage cupboard
- Separate **Family Bathroom** fitted with a modern white suite
- 37' lawned **Front Garden** + enclosed 24' x 17' **South Facing Rear Garden** laid to full width paved patio, astro turf, timber fencing + gated rear access around to the **Garage** (power, lighting and electric charging point)
- Sought after village location walking distance to High Street, Schooling, Common, Pond and mainline Railway Station



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

## LOCATION

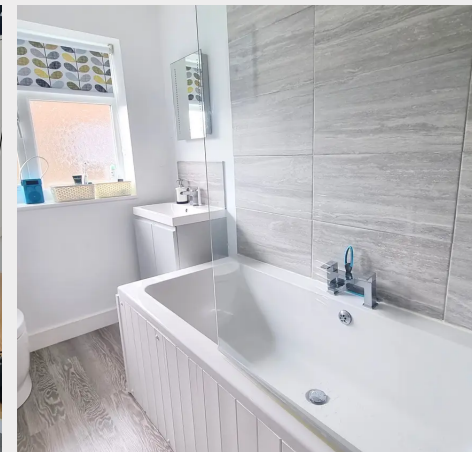
The property is situated in a sought after residential road of family houses approximately half a mile from Lindfield High Street. The property is conveniently located for Cloughs Post Office/village store in Sunte Avenue. The village of Lindfield offers an extensive range of shops, stores, cafes and restaurants in the picturesque High Street. Extensive open countryside is also close by.

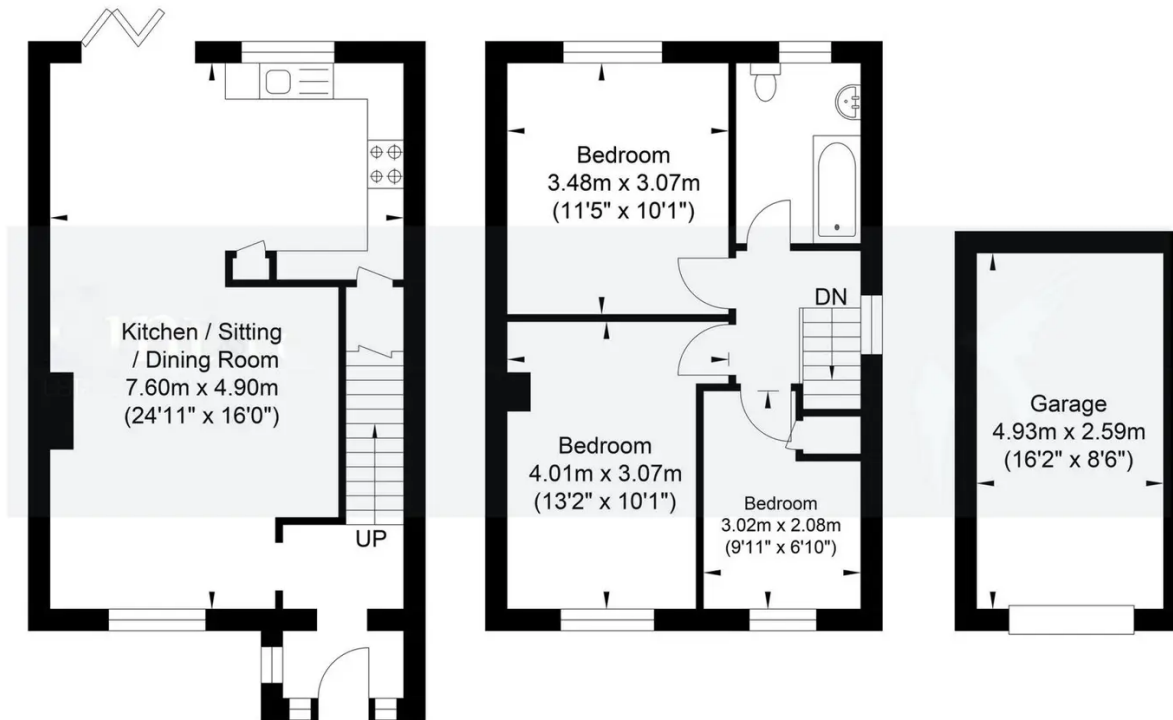
## SCHOOLS

Lindfield village benefits from two excellent Primary Schools and the property is within walking distance of Oathall Community College Secondary school.

## STATION

Haywards Heath mainline railway station is also within walking distance (1 mile) and offers frequent services to London (Victoria / Bridge both approximately 47 minutes), Gatwick Airport and the South coast at Brighton.





Ground Floor  
Approximate Floor Area  
430.55 sq ft  
(40.0 sq m)

First Floor  
Approximate Floor Area  
390.72 sq ft  
(36.30 sq m)

Garage  
Approximate Floor Area  
137.77 sq ft  
(12.80 sq m)

Approximate Gross Internal Area = 89.10 sq m / 959.06 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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## Mansell McTaggart Estate Agents

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