

'White Eaves' Summerhill Lane, Lindfield, RH16 1RL

Mansell McTaggart Lindfield



Guide Price £765,000 Freehold



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## EPC Rating: D and Council Tax Band: F

A contemporary style family home recently extended and improved to create a stunning 4 Double Bedroom detached property with 3 Reception Rooms, 2 Bath / Shower Rooms, Private Driveway + West Facing Rear Garden backing onto allotments.

Front door, Entrance Porch Oak flooring and built-in cupboard. Entrance Hall Oak flooring, stairs to first floor and storage. Cloakroom/WC modern white suite. Sitting Room feature brick fireplace, quarry tiled hearth / mantle and Oak flooring. Dining Room radiator, Oak flooring and door to garden. Kitchen/Breakfast Room modern cream high gloss units, Oak worksurfaces, sink unit, cupboards / drawers, space and plumbing for dishwasher, inset 'Neff' halogen hob, extractor, built-in electric double oven, larder cupboard, space for tall fridge/freezer, Oak breakfast bar, cupboard housing gas boiler, space for table and chairs, bi-fold doors to terrace. Utility Room matching cream units, inset stainless steel sink unit, plumbing for washing machine / space for dryer, work surfaces / cupboards and side door.

First Floor Landing, airing cupboard and hatch to roof space.

Bedroom 1 double aspect, radiator and built-in wardrobe cupboard. En-Suite Shower Room white suite, walk-in shower enclosure, Aqualisa shower, rain head, tiled, glazed screen, low level WC, wash basin, drawer, heated towel rail, tiled floor and part tiled walls. Bedroom 2 radiator, mirror fronted wardrobes.

Bedroom 3 radiator, built-in wardrobe. Bedroom 4 radiator, built-in wardrobe. Family Bathroom white suite, P-shaped bath, Aqualisa shower / rain head shower, tiled surround, curved glass screen, low level WC, wash basin, drawer, heated towel rail, radiator, tiled floor and part tiled walls.









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**OUTSIDE** - **Front Garden** brick retaining wall and lawn. Block paved **Private Driveway** for 2-3 cars. **Garage** up and over door, power / lighting. Gate to the enclosed **West Facing Rear Garden** (32' deep x 45' wide) paved terrace adjoin the house, brick retaining wall, lawn, timber fencing offering privacy and the garden backs onto allotments.

**LOCATION** - The village High Street is within ¾ of a mile where there is a picturesque village pond, an array of period buildings, shops, boutiques, tea rooms and the common which is the venue for a busy calendar of events. Lindfield also has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. Haywards Heath town centre is a similar distance with its extensive range of shops, stores, restaurants, bars and cafes.

<u>SCHOOLS</u> – There are two excellent primary schools nearby, Oathall Community College secondary school and Haywards Heath Sixth Form College. The local area is well served by several independent schools: Great Walstead, Ardingly College, Cumnor House and Burgess Hill School for Girls.

**STATION** - Summerhill Lane is on the Lindfield/Haywards Heath borders, convenient walking distance of Haywards Heath railway station which is approx <sup>3</sup>/<sub>4</sub> of a mile and offers fast and regular services to London (Victoria / Bridge, approx 47 minutes) and the South Coast (Brighton approx 20 minutes).

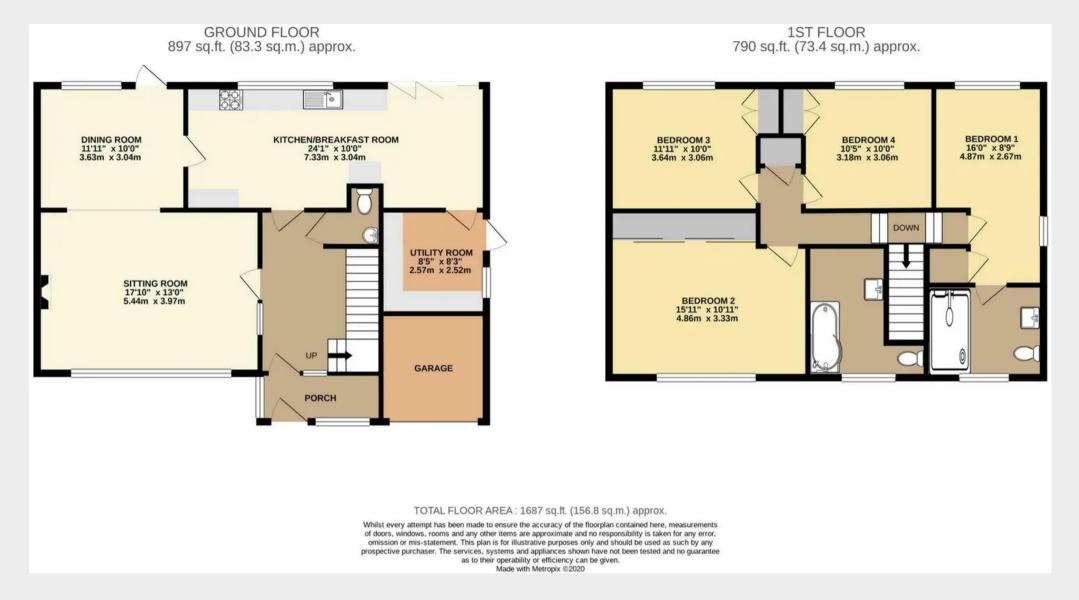
**BY ROAD** - access to the major surrounding areas can be gained via the A272 (Lewes / Uckfield to the East) and A23/M23 lying approximately 6 miles to the west at Bolney or Warninglid (linking with Gatwick Airport and the M25).











## Mansell McTaggart Estate Agents

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