



'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 $\frac{3}{4}$ 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.

SCHOOLS - 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 $\frac{3}{4}$ 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).



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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