



### 3 bed character property to buy in RH16

High Street, Lindfield, Haywards Heath, West Sussex, RH16 2HS

**£290,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Character Grade II Listed Cottage
- ✓ Two/Three Double Bedrooms
- ✓ Modern Kitchen & Bathroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

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A rare opportunity to acquire a historic Grade II listed Georgian cottage built in 1825, originally believed to have been a sweet shop. The property boasts many original features with the present owners having sympathetically modernised including new carpets and floor coverings together with newly redecorated accommodation. The property provides an opportunity to have a living room on both floors plus two double bedrooms and is offered to the market with no onward chain.

### Location

The property is located in a prominent position at the top of the High Street, within close proximity of the historic Grade II\* listed 'All Saints' Church. The historic village of Lindfield boasts a vast range of period homes, picturesque village pond, large common with play park, medical centre, Co-op and independent shops, cafes, pubs and restaurants. Within 1 mile of the property there are two local primary schools (Lindfield Primary Academy and Blackthorns Community Primary Academy) and one secondary school (Oathall Community Collage).

Being less than two miles from Haywards Heath mainline railway station, the town of Haywards Heath is just south from this with a larger range of restaurants in the Broadway, shops in The Orchards Shopping Centre and supermarkets.

### Accommodation

HALLWAY Exposed ceiling beam, under stairs cupboard, stairs rising to first floor which are newly carpeted.

LOUNGE Redecorated with 'Wainscot' painted walls, vinyl flooring. Decorative cast iron fireplace (adjoining gas point not presently in use), radiator, 'Savannah' style blinds.

KITCHEN Modern gloss laminate kitchen furniture comprising a ceramic one and a half bowl sink with mixer tap, wood effect worktop with base cupboard below. Further matching worktop with base cupboards under. Range of wall mounted cupboards, painted period style shelf unit, cast-iron Victorian fireplace. Appliances include 'Beko' electric cooker, 'Bush' dishwasher and 'Beko' washing machine. Radiator, Mosaic tiled splashback's, vinyl floor, latch door to hall, glazed door to courtyard style garden.

#### FIRST FLOOR

LANDING Radiator, exposed beam.

BEDROOM ONE Newly carpeted. Cast iron fireplace, radiator, cupboard housing a wall mounted 'Main' gas boiler for central heating and domestic hot water. 'Savannah' style window blinds, airing cupboard housing an insulated hot water cylinder with fitted immersion heater and hanging rail.

BEDROOM TWO Newly carpeted. Radiator, TV aerial lead, small hatch to loft, 'Savannah' style window blinds.

SITTING ROOM/BEDROOM THREE Painted cast iron fireplace , radiator, 'Savannah' window style blinds, TV aerial connection and newly carpeted.

BATHROOM Fitted with a Victorian style white suite comprising roll top bath with mixer tap/hand shower, plus an independent overhead rainfall shower and having an oval shape shower curtain rail over. Wash basin, W.C. with concealed cistern, ladder style towel warmer, attractive white wall tiling with mirrored mosaic edges and on the bath recess. Automatic extractor, vinyl flooring.

#### Garden

An enclosed COURTYARD STYLE GARDEN laid to Astro Turf providing a pleasant area to dine and entertain. Brick built raised bed with small tree, roses and natural foliage. Area is approximately 7 x 3.3 metres (22'9" x 10'8"). Brick built OUTBUILDING comprising a disused W.C.. Side entrance gate.

#### Additional Information

The property has a flying freehold.

PLANNING PERMISSION was granted in 2014 for a rear conservatory. Work was started in 2017 by removing part of the existing brick built structure. Reference code for Mid Sussex Planning: 14/03435/LBC. Further information/plans can be provided if requested.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £290,000

Property Type: Character Property

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

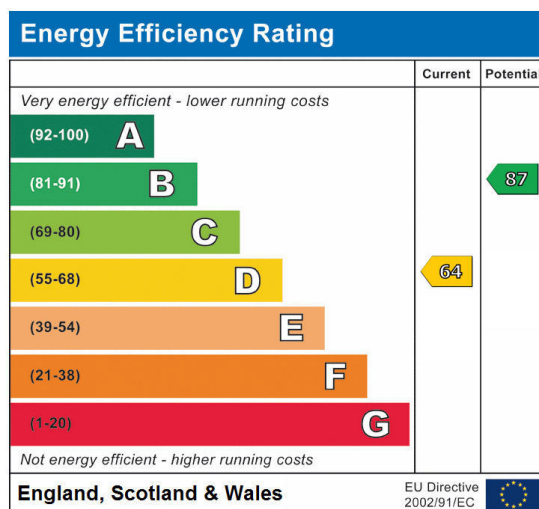
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



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Contact your local branch today for more information on this property:

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