



58 Sunte Avenue

LINDFIELD | WEST SUSSEX | RH16 2AA

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# Situation

A wonderfully bright and well extended semi-detached period house benefiting from flexible accommodation and beautifully landscaped gardens with a detached studio

Lindfield is a vibrant village with a bustling High Street including variety of shops, restaurants, public houses, and a supermarket along with village hall and medical centre. The larger village of Haywards Heath, with its mainline train station, provides regular rail services to London and Brighton. There are also a range of revered schools including 2 'Outstanding' rated primary schools.

Situated along a popular road within the village, this semi-detached period house has been refitted and improved by the current vendors creating a wonderfully light and spacious house with flexible accommodation over 2 floors. The sizable sitting room lies at the front of the property with a focal multi fuel stove and leads through into wonderfully light garden room with large lantern sky light and doors out onto the landscaped rear garden. The kitchen with a range of luxury appliances opens into the dining room and there is the benefit of a useful utility room. Flexibility comes in the form of a ground floor bedroom and en-suite wet room, perfect for multi-generation living or guest accommodation. The first floor provides 4 bedrooms and a modern en-suite bathroom. The principal bedroom has a range of fitted wardrobe cupboards and is serviced by an en-suite shower room. The rear garden is beautifully landscaped with a central lawn bordered by modern raised and well stocked shrub and plant beds. Specimen trees run along the rear boundaries and there are 2 patio areas that enjoy the sun. A detached studio/office resides at the rear of the garden and has light, power and hardwired internet cabling. A shingle gated driveway at the front of the property provides off street parking for 4 cars.



# Kitchen

- » Shaker style wall & base units
- » Quartz work surfaces with breakfast bar
- » Inset sink
- » 'Quooker' boiling water tap
- » Space for range cooker
- » Fitted 'AEG' stainless steel extractor fan over
- » Fitted 'Bosch' dishwasher
- » Space for fridge freezer



# Bathrooms

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## Family Bathroom

- » Panelled bath with hand shower attachment
- » Wash hand basin with cupboards under
- » Low level w.c. suite
- » Heated ladder style radiator
- » Tiled floor



## En-Suite Shower Room

- » Large walk in shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboard under
- » Heated ladder style towel radiator
- » Tiled floor



## Ground Floor Wet Room

- » Wall mounted shower
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Tiled floor

# Specification

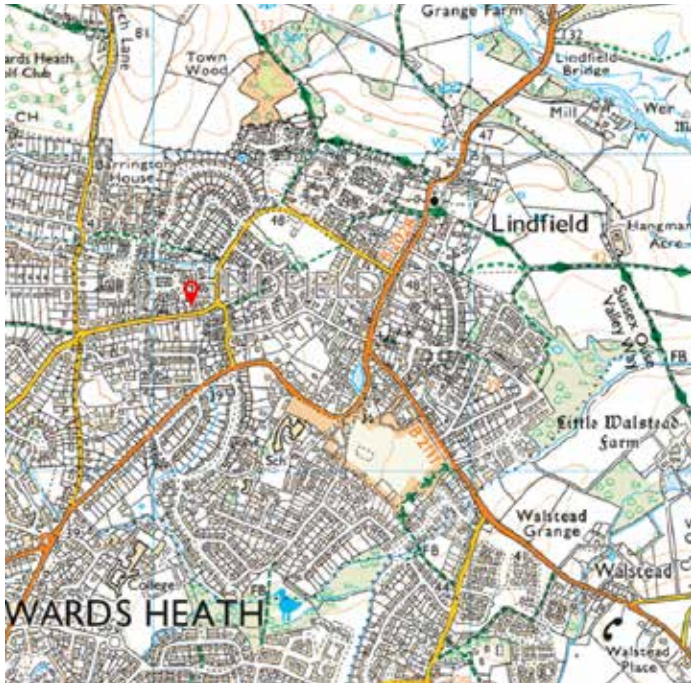
- » Wall mounted 'Worcester' gas fired boiler located in the utility room
- » Ground floor bedroom with en-suite wet room
- » Useful utility room
- » Garden studio/office
- » Landscaped gardens with external lighting
- » Gated driveway with parking for 4 cars



# External

The property is approached over a shingle driveway with parking for 4 cars. Side access to the rear garden is via a timber gate where 2 patios adjoin the rear of the property. A central lawn is bordered by modern raised, well stocked beds and a mixture of magnolia trees and Japanese cherry blossom. Extensive external lighting illuminates the garden of an evening. There is the benefit of a sizable studio/office with light, power and hardwired internet cable.





## Sunte Avenue, Lindfield, RH16 2AA

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft  
 Outbuilding = 14.7 sq m / 158 sq ft  
 Total = 177.1 sq m / 1906 sq ft



## Transport Links

Haywards Heath Train Station	approx. 1 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 5.7 miles
Brighton	approx. 19.7 miles
Gatwick Airport	approx. 13 miles

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A buyer is advised to obtain verification from the solicitor.

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