



59 Sunte Avenue

Lindfield, Haywards Heath, West Sussex, RH16 2AB

Batcheller
Monkhouse

59 SUNTE AVENUE

An extended and improved three bedroom semi-detached period property within a desirable location with easy access to Lindfield high street and Haywards Heath mainline station.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Sun Room
- Master Bedroom with En-Suite Shower Room
- 2 further Double Bedrooms
- Family Bathroom
- Off-Road Parking
- South Facing Rear Garden



AMENITIES

Sunte Avenue is located within easy reach of both Lindfield High Street and Haywards Heath. Lindfield is a popular village with an historic high street providing independent shops, public houses and restaurants. Haywards Heath has a wide range of shopping together with major brand supermarkets, large leisure centre and main line railway station providing a fast and frequent commuter service to London (London Bridge/Victoria) in approximately 45 minutes. The city of Brighton is also easily reached being approximately 19 miles distant. The area is very well provided with schools, both state and private level, with Lindfield having a primary school and secondary education available in Haywards Heath at Oathall Community College. The well-respected preparatory schools of Great Walstead and Cumnor House are also close by, as are the larger colleges of Ardingly and Hurstpierpoint together with Worth and Burgess Hill Girls. For travel, Gatwick airport approximately 12 miles, is easily reached via the M23 motorway.

DESCRIPTION

The property has been extensively improved and re-modelled over the past 2 years by the present owner and is now presented in immaculate order throughout with many original features. Further updates carried out by our vendor include a new central heating system, both the boiler and radiators, updated electrics and integrated smoke alarms. The main features of the property include:

- Entrance Hall
- Open plan Sitting and Dining Room with fireplace and a new Clear View woodburning stove, honed granite hearth and limestone surround, newly sanded floors and restored sash windows.
- Recently installed Kitchen opening to a Sun Room with quartz worktops, Miele integrated dishwasher, Neff 'hide & slide' oven, Neff integrated microwave.
- 2 Double Bedrooms on the first floor both with restored sash windows, and one having fitted cupboards.
- Newly installed Family Bathroom having a bath with shower attachment.
- Master Bedroom on the second floor with eaves storage, newly installed En-Suite Shower Room.





OUTSIDE

To the front of the property is a paved driveway providing off-road parking and a side gate gives access to the rear. The rear garden has a favoured southerly aspect and comprises of a terraced area leading directly off of the kitchen and sun room. The garden extends approximately 180' and is laid mainly to lawn with numerous plants and shrubs, bordered on both sides by hedging and fencing.

DIRECTIONS

From Haywards Heath travelling towards Lindfield on Oathall Road proceed over the roundabout towards Lindfield and turn left just after the traffic lights into Summerhill Lane. Follow Summerhill Lane until reaching the mini roundabout and turn right into Sunte Avenue, proceed for several hundred yards and the property will be found on your right hand side.

Additional Information:

Local Authority: Mid Sussex District Council. Tel: 01444 458166

www.midsussex.gov.uk

Services: All main services connected.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold.

EPC: EPC rating D

Council Tax Band: D

GUIDE PRICE £515,000 - £545,000

VIEWINGS

For an appointment to view please contact our Haywards Heath office, telephone 01444 453181

Battle
01424 775577

battle@batchellermonkhouse.com

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

sales@batchellermonkhouse.com

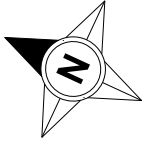
Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

London
Mayfair Office

mayfair@batchellermonkhouse.com

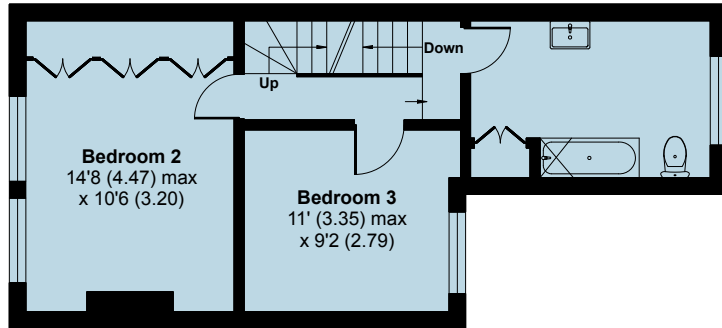
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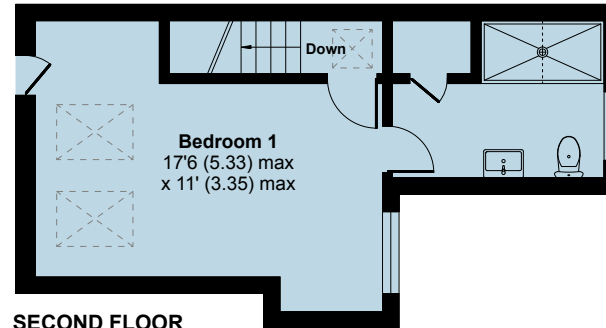
Approximate Area = 1255 sq ft / 117 sq m
 Limited Use Area(s) = 9 sq ft / 1 sq m

For identification only - Not to scale

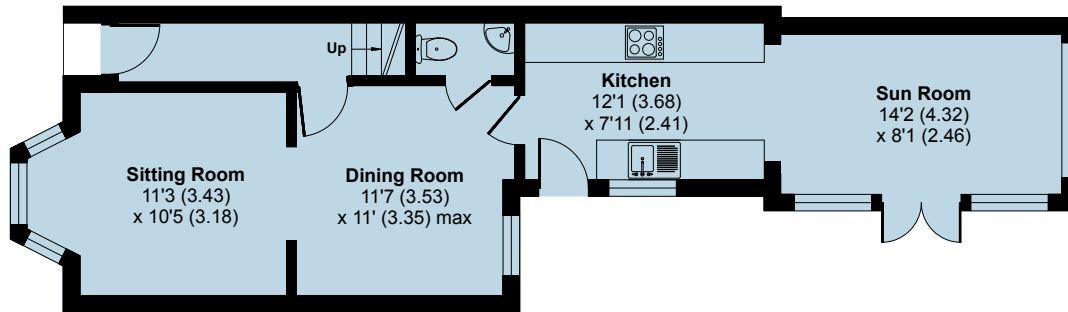
Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2020. Produced for Batcheller Monkhouse. REF: 628498

