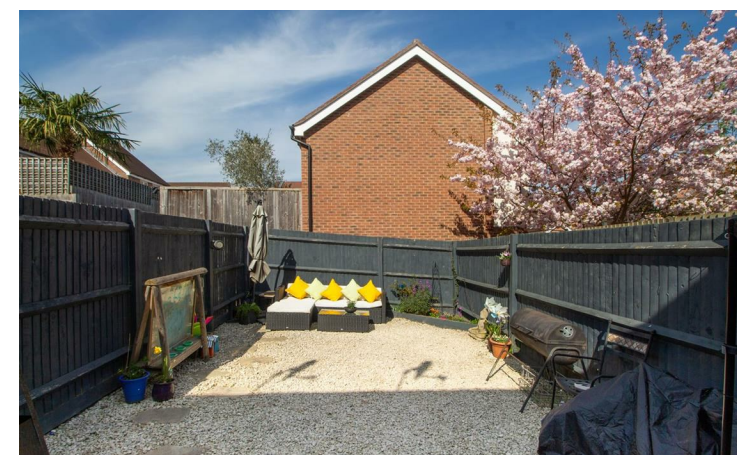
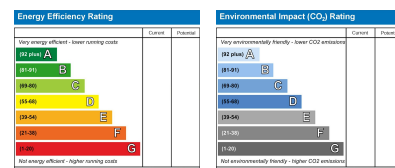
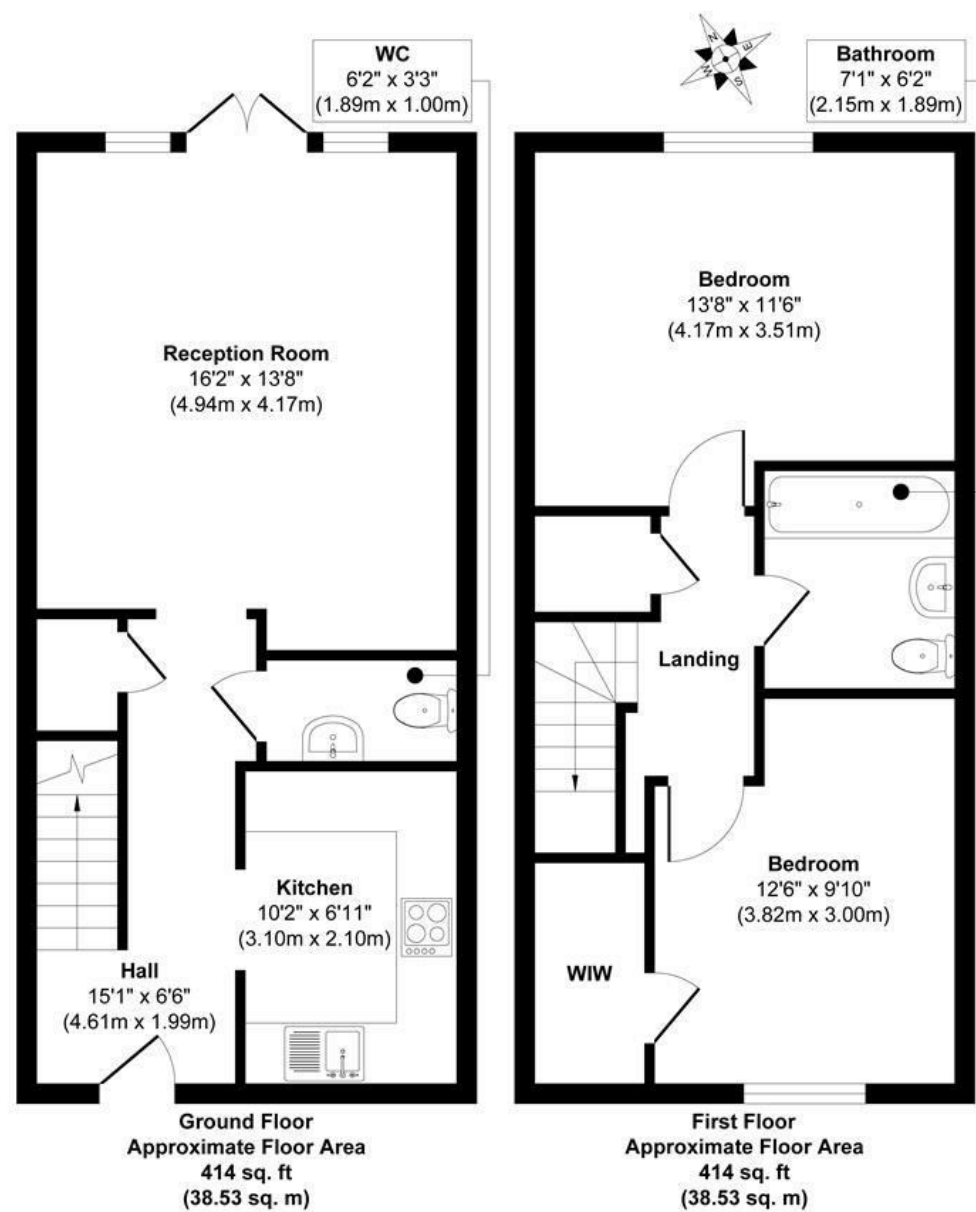




16 Sorrel Close, Lindfield, West Sussex, RH16 2EA

Guide Price £400,000 Freehold

PSPhomes

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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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16 Sorrel Close, Lindfield, West Sussex, RH16 2EA

What we like...

- * Immaculately presented.
- * Two allocated parking spaces
- * Pretty outlook over green space.
- * High degree of energy efficiency (EPC: B)
- * Low Maintenance Garden

Guide Price: £400,000 - £425,000

The House. . .
This excellent two-bedroom home, built in 2016, forms part of the incredibly popular Heathwood Park development in lovely Lindfield, one of Sussex’s most desirable villages. This delightful home is offered for sale in first class order throughout and is an ideal purchase for those buyers looking for a ‘turn-key’ home.

The accommodation is laid out over the traditional two floors with the ground floor including a spacious reception room. This inviting room features ‘French doors’ on to the garden with ample space for both sitting & dining areas and a large under-stairs cupboard providing useful storage space.

The modern kitchen is positioned to the front of the house and boasts an integrated fridge/freezer, oven, five ring gas hob with extractor, washer/dryer and dishwasher.

The ground floor concludes with the entrance hall, under-stair cupboard and cloakroom.

On the first floor are two double bedrooms (one front, one rear) and the family bathroom. The master bedroom is a good size double room and enjoys a walk-in wardrobe. The second bedroom is an equal sized double whilst the bathroom has a stylish white suite, overhead shower and sleek heated towel rail.

Further attributes include a high degree of energy efficiency (EPC B), gas fired central heating, double glazing and calming, neutral décor throughout.

Step Outside. . .
The home also enjoys the benefit of a low-maintenance landscaped garden. Heathwood Park is surrounded by beautiful countryside walks in all directions and is an easy stroll to the popular Snowdrop Inn.

A gate provides rear access and leads to the two allocated parking spaces.

The Location. . .
Sorrel Close forms part of the popular Heathwood Park development with lies off of Gravelye Lane on the southern fringes of the sought after Lindfield. Lindfield is one of the most sought-after villages in the South-East and boasts a fantastic community. There is cricket and football played on the Common, an active 'Bonfire Society' and an eclectic mix of traditional shops & stores, post office, supermarket, village pubs and churches on the High Street (approx 1 mile distant).



The village boasts two reputable Primary Schools in the form of Lindfield Primary and Blackthorns Primary. For secondary education the catchment is for Oathall Community College. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint or a glass of wine and you have your pick of restaurants with Tamasha (Indian), That's Amore (Italian) and The Limes (Thai), whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works is a favourite spot for a morning coffee.

Nearby Haywards Heath boasts both Waitrose and Sainsbury's Superstores and an array of bars & restaurants including Cote Brasserie, Roccas Italian, Safari Pizza, Lockhart Tavern, WOLFFOX Coffee, Orange Square, Pizza Express and Zizzi. The mainline station offers fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Gatwick International Airport and Brighton. By car surrounding areas are easily accessed via both the A272 and A23(M) with the latter lying west of Haywards Heath at Warninglid/Bolney.

The Finer Details. . .
Title Number: WSX382778

Tenure: Freehold

Community Charge: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast (up to 1000 mbps download)

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

