

**Sunte Avenue, Lindfield, RH16**

Approximate Gross Internal Area = 86.9 sq m / 935 sq ft  
 Garage = 12.5 sq m / 134 sq ft  
 Total = 99.4 sq m / 1069 sq ft

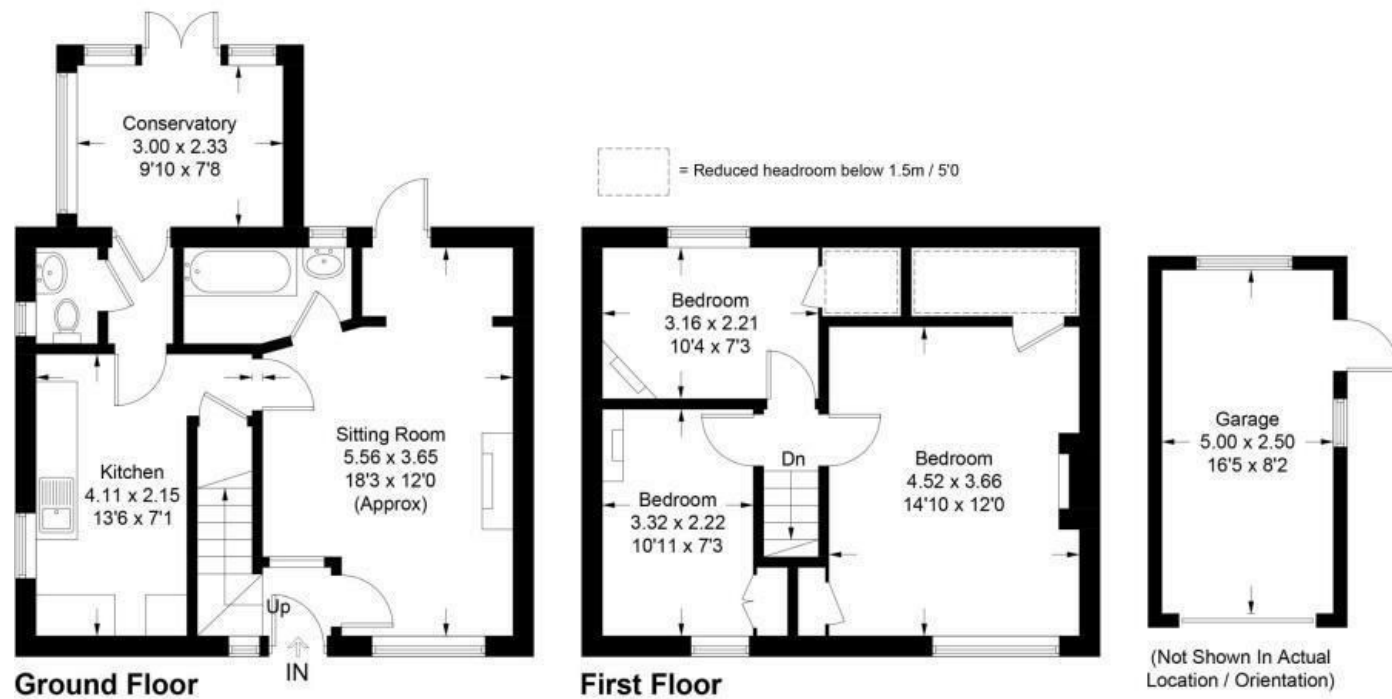
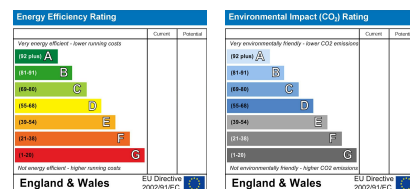


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108694)



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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.



**BRITISH PROPERTY AWARDS**  
 2022  
 ★★★★★  
**GOLD WINNER**  
 PSP HOMES  
 SOUTH ENGLAND  
 (OVERALL)



**50 Sunte Avenue, Lindfield, West Sussex, RH16 2AA**

**Guide Price £575,000 Freehold**

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50 Sunte Avenue, Lindfield, West Sussex, RH16 2AA

What we like...

- \* Character cottage offering immense scope for transformative renovation/extension.
- \* Desirable location in lovely Lindfield - one of South East's most desirable villages.
- \* Walk of the village centre and Haywards Heath mainline station.
- \* No chain so a swift move is possible.

#### The Home...

Situated on the desirable Sunte Avenue in the picturesque village of Lindfield, this Sussex style semi-detached cottage offers immense potential for updating and extending, subject to the necessary planning consents. In fact, the adjoining semi-detached home gives a real sense of what is possible and indicative plans are available, upon request.

The ground floor layout includes a light and airy dual-aspect sitting room with a fireplace, a kitchen leading through to a conservatory with access to the rear garden, a ground floor bathroom, and a separate cloakroom.

Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in storage.

#### Step Outside...

The home is set back from the road with a generous front garden, mainly laid to lawn, and a gravel driveway providing off-road parking for several vehicles. To the side, a good-sized single garage offers additional storage. The rear garden is mainly laid to lawn with mature borders, a garden shed, and a vegetable patch.

Offering scope to improve and modernise, this is the perfect opportunity to create a long-term family home in one of the South East's most desirable villages, whilst still being within walking distance of Haywards Heath's mainline station.

#### The Lindfield Life...

Sunte Avenue is a sought-after spot in lovely Lindfield - one of the South East's most sought-after villages. The historic High Street is home to the picture-postcard village pond and it is a ten minute walk from your front door. 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 of Harveys 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 and Black Duck are favourite spots to grab a flat white.



The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools - both rated Outstanding by OFSTED. Children from this area usually attend Oathall Community College for secondary education - all within walking distance of the house. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory. For dog walking, Scrase Valley Nature Reserve is just a few yards stroll.

Haywards Heath's mainline station is easily accessible (10 min walk) and provides fast commuter links to London (45 minutes to London Bridge/Victoria), Gatwick International Airport and the South Coast. By car, the motorway network is accessed via the A23(M).

#### The Finer Details

Tenure: Freehold  
Title Number: WSX312584  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast (Up to 1,000 mbps download)  
Services: Mains gas, water, drainage, electricity (none tested)  
Plot Size: 0.09 acres (not verified)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.

