



Ground Floor
 Approximate Floor Area
 519 sq. ft
 (48.25 sq. m)

First Floor
 Approximate Floor Area
 447 sq. ft
 (41.57 sq. m)

Approx. Gross Internal Floor Area 966 sq. ft / 89.82 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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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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51 The Hollow, Lindfield, West Sussex, RH16 2SX

Guide Price £475,000 Freehold

51 The Hollow, Lindfield, West Sussex, RH16 2SX

Guide Price £475,000 - £500,000

What we like...

- * Popular position on the fringes of sought-after Lindfield - a beautiful Sussex village.
- * Spacious & flexible ground floor accommodation.
- * Landscaped garden with sunny westerly aspect.
- * Lindfield Primary School catchment area.
- * Long driveway offering plenty of off street parking.

Guide Price £475,000 - £500,000

Welcome Home...

An attractive 'Neo-Georgian' semi-detached home, with plenty of driveway parking and enjoying a west facing plot on this popular road on the fringes of lovely Lindfield – one of the South East's most desirable villages.

The ground floor accommodation is spacious and versatile, great for a family. The dual aspect living room extends to an impressive 23ft x 22ft with separate areas for sitting and dining. There are 'French' doors that open on to the patio, great for 'inside-outside' living during the summer months and the beautiful parquet flooring adds character.

The family room (formerly the integral garage) provides a flexible additional space that could be used as a play room or work-from-home space. There is built in storage and you could create an ensuite shower room at this end of the room, if needed.

The kitchen has stylish high gloss units, subway style tiled splash back and door that provides direct access to the garden. There is plenty of storage and prep space.

On the first floor you have three fabulous double bedrooms, two of which have fitted wardrobe space. Each is served the by the stylish family bathroom with stunning tiled floor, modern white suite and overhead shower.

For those busy mornings, having the second separate cloakroom is sure to be handy.

The home has gas fired central heating, is fully double glazed and, for those who work from home, there is access to an Ultrafast fibre broadband connection.



Step Outside...

To the rear, the garden enjoys a westerly aspect meaning there is plenty of afternoon/evening sunshine. The paved terrace provides a great spot for 'al-fresco' dining, whilst steps lead down to the artificial lawn, great for children to play all year round. Beyond the garden is a lightly wooded area, with allotments beyond. There is gated side access that leads to the front where you'll find a long driveway with parking for three cars.

Lindfield Life...

The Hollow is a popular residential spot on the southern fringes of the sought after village of Lindfield and the property falls into the catchment area for the reputable Lindfield Primary School. For secondary education the catchment is for Oathall Community College.. The Village High Street is approximately a half-mile distant on foot and boasts an eclectic mix of traditional shops & stores, post office, supermarket, village pubs and churches. More extensive facilities including a Sainsbury's and Waitrose Superstores and Dolphin Leisure Centre can be found in the neighbouring town of Haywards Heath which lies just over a mile distant. Haywards Heath's mainline station provides fast & regular services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport and Brighton. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west.

The Specifics...

Title Number: SX143357

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Broadband Speed: Ultrafast Fibre

We believe the above information to be correct but recommend intending purchasers verify this personally.

