Denmans Lane, Lindfield

West Sussex, RH16

HAMPTONS INTERNATIONAL

Beyond your expectations

Charming Cottage in a Highly Sought After Location

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Charming 1920's Character Cottage | Enviable Location | Two Bedrooms | Sitting Room | Dining Room | Kitchen/Breakfast Room | Conservatory | Private Drive | Garage | Delightful Gardens | No Chain

Guide Price £525,000 Freehold

Description

A charming character home built in the 1920's. Situated on the no-through section of Denmans Lane, which is accessed off of the High Street.

The property offers accommodation which would benefit from some updating. On the ground floor you have a sitting room and separate dining room to the front, the dining room has double doors leading into a good sized conservatory, which can also be accessed from the hallway. The kitchen/breakfast room is to the rear and is fitted with units with spaces for appliances. A window looks out to the garden with a door alongside providing easy access if parking your car on the private drive or within the garage. There is also a shower room on the ground floor.

On the first floor are two bedrooms, one of which has a built-in wardrobe cupboard and a further shower room.

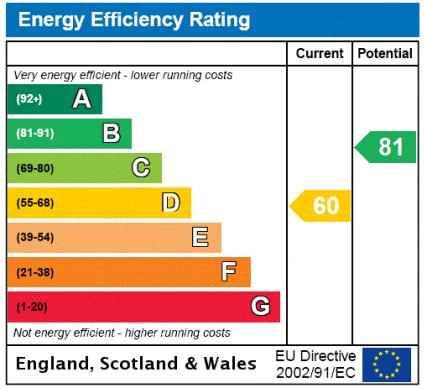
Outside

A patio to the rear is accessible from both the kitchen/breakfast and conservatory and has a path leading to the front of the property. The gardens wrap around the property and are predominantly laid to lawn with a range of mature trees and shrubs.

To the rear of the property and accessed from Denmans Close is a private driveway leading to a detached single garage. A gate from the driveway provides direct access into the gardens.

Location

A highly sought after location on the no-through section of Denmans Lane accessed from the High Street. Lindfield is a picturesque village to the north of Haywards Heath. The village itself offers an extensive range of local shops and local facilities including two excellent primary schools, a chemist, church, public houses, doctors and supermarket. A wider range of facilities including a mainline station with fast and regular services to London (Victoria/London Bridge accessible within approximately 45 mins) can be found in Haywards Heath (less than 1.5 miles distant). The A23 provides access to the M23, M25 the rest of the motorway network and airports at Gatwick and Heathrow.



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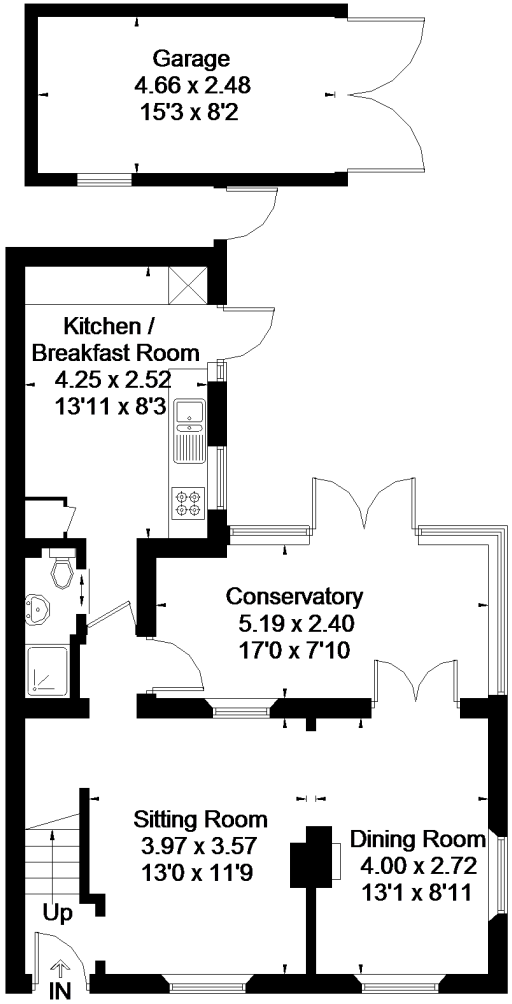
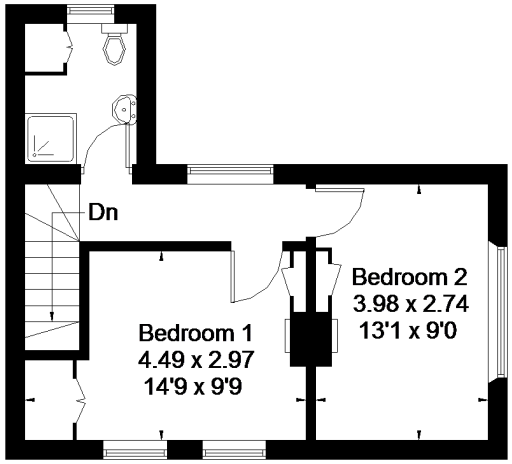
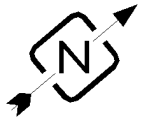


Ground Floor



First Floor



Approximate Gross Internal Area = 94.9 sq m / 1021 sq
Garage = 11.4 sq m / 123 sq ft
Total = 106.3 sq m / 1144 sq ft

Floorplanz © 2016
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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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