



## Somerset Cottages Lewes Road, Lindfield

Guide Price £400,000

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Lindfield, Haywards Heath

GUIDE PRICE: £400,000 - £425,000.

Henry Adams are delighted to present to the market this idyllic two bedroom end of terrace Victorian cottage, presented to the market in fantastic condition. Situated on an enviable position on the edge of Lindfield common, this Victorian cottage includes many character features including Victorian style fireplaces and sash windows.

Internally, the property comprises of an inviting lounge, with views over the well maintained front garden. Whilst to the rear, there is a beautiful and recently upgraded kitchen/breakfast boasting ample work top and storage space, with space for a range of modern appliances. On the first floor, there is a large master bedroom to the front overlooking the common. In addition to this, there is a second bedroom to the rear with built in storage and a family bathroom with both bath and shower facilities.

Externally, the property further benefits from a useful outbuilding that could be used for a variety of purposes, including a home office; being fully insulated, heated and with plumbing for a washing machine. The property has a good sized area of garden to the front and a small courtyard to the rear. Convenient off-street parking is available close by, approximately 30 metres from the property.









Other benefits include a large amount of loft space, accessed via a fitted loft ladder, providing excellent storage.

Situated in an idyllic location on the edge of Lindfield Common within the Conservation Area and a short stroll of the picturesque High Street offering a range of traditional shops including, butcher, baker, greengrocer, post office and a supermarket open 7 days a week. Other village amenities include modern medical centre, village hall, parish church and highly regarded primary and secondary schools. Haywards Heath is a short distance away, providing a comprehensive range of shopping and leisure facilities together with a mainline station providing fast routes to London and the South Coast.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

**Lounge**

**Kitchen / Diner**

**Bedroom 1**

**Bedroom 2**

**Family Bathroom**

**Outbuilding / Studio**







## Henry Adams – Haywards Heath

Henry Adams HRR Ltd, 1 Park Parade,, Haywards Heath – RH16 4LX

01444 458380

[haywardsheath@henryadams.co.uk](mailto:haywardsheath@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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