



1 RUSTLINGS CLOSE, LINDFIELD
HAYWARDS HEATH

GUIDE PRICE £950,000





1 RUSTLINGS CLOSE

LINDFIELD, HAYWARDS HEATH

NESTLED WITHIN A PRIVATE CLOSE JUST A LEISURELY STROLL AWAY FROM THE CHARMING LINDFIELD HIGH STREET AND COMMON, THIS SPACIOUS FIVE-BEDROOM DETACHED HOUSE PROVIDES EXCELLENT ENTERTAINING SPACE, LARGE BEDROOMS AND A GLORIOUS REAR GARDEN. COUNCIL TAX BAND: F

TENURE: FREEHOLD

- SPACIOUS DETACHED FAMILY HOME WITHIN WALKING DISTANCE TO LINDFIELD HIGH STREET & COMMON
- FIVE DOUBLE BEDROOMS & THREE MODERN BATHROOMS (TWO EN-SUITE)
- LARGE FAMILY ROOM WITH BI-FOLD DOORS TO GARDEN
- SEPARATE DINING ROOM/SNUG WITH BI-FOLD DOORS TO GARDEN
- LARGE SEPARATE KITCHEN AND UTILITY ROOM
- LARGE SOUTH FACING GARDEN WITH PLENTY OF INTEREST, SEATING AREAS AND GARDEN ROOM
- DRIVEWAY PARKING FOR MULTIPLE CARS AND LARGE INTEGRAL GARAGE
- PRIVATE CLOSE WITHIN WALKING DISTANCE TO LINDFIELD HIGH STREET
- COUNCIL TAX BAND F & EPC RATING D





RECEPTION

13' 0" x 20' 2" (3.96M x 6.15M)

LARGE RECEPTION ROOM WITH WORKING FIREPLACE AND PATIO DOORS OPEN TO GARDEN

SNUG OR DINING ROOM

13' 11" x 11' 8" (4.24M x 3.56M)

LOVELY SUNNY FAMILY SNUG OR LARGE DINING ROOM WITH PATIO DOORS TO GARDEN.

KITCHEN

14' 7" x 10' 8" (4.45M x 3.25M)

LARGE BRIGHT KITCHEN WITH INTEGRATED APPLIANCES INCLUDING NEFF INDUCTION HOB AND OVEN, DISHWASHER AND FRIDGE. THERE IS SMALL BREAKFAST BAR AND UTILITY ROOM OFF THE KITCHEN.

UTILITY ROOM

13' 11" x 4' 11" (4.24M x 1.50M)

LARGE UTILITY ROOM HOUSING AN ADDITIONAL FRIDGE/FREEZER AND BOILER.

HALLWAY

SPACIOUS HALLWAY WITH CLOAKROOM OFF.

MASTER BEDROOM

26' 11" x 10' 8" (8.20M x 3.25M)

LARGE DOUBLE ASPECT MASTER BEDROOM WITH DRESSING AREA AND STYLISH EN-SUITE SHOWER ROOM.

MASTER EN-SUITE

MODERN EN-SUITE BATHROOM WITH CORNER SHOWER, WASH BASIN AND WC.

SECOND BEDROOM

14' 7" x 10' 9" (4.45M x 3.28M)

LARGE DOUBLE BEDROOM WITH BUILT IN WARDROBE AND EN-SUITE SHOWER ROOM

SECOND BEDROOM EN-SUITE SHOWER

EN-SUITE SHOWER ROOM TO THE SECOND BEDROOM.

THIRD BEDROOM

9' 2" x 10' 8" (2.79M x 3.25M)

LARGE DOUBLE BEDROOM OVERLOOKING THE REAR





GARDEN

LARGE SUNNY, SOUTH FACING REAR GARDEN WITH NUMEROUS SEATING AREAS AND YEAR ROUND INTEREST IN THE BEDS AND BORDERS. A 10FT X 8FT SUMMER HOUSE STANDS IN THE SOUTH EAST CORNER. THE GARDEN HAS ACCESS ON BOTH SIDES.

DRIVEWAY

3 PARKING SPACES

LARGE DRIVEWAY FOR MULTIPLE CARS IN ADDITION TO THE GARAGE.







Rustlings Close, Lindfield

Approximate floor area 204.6 sq m/ 2202 sq ft

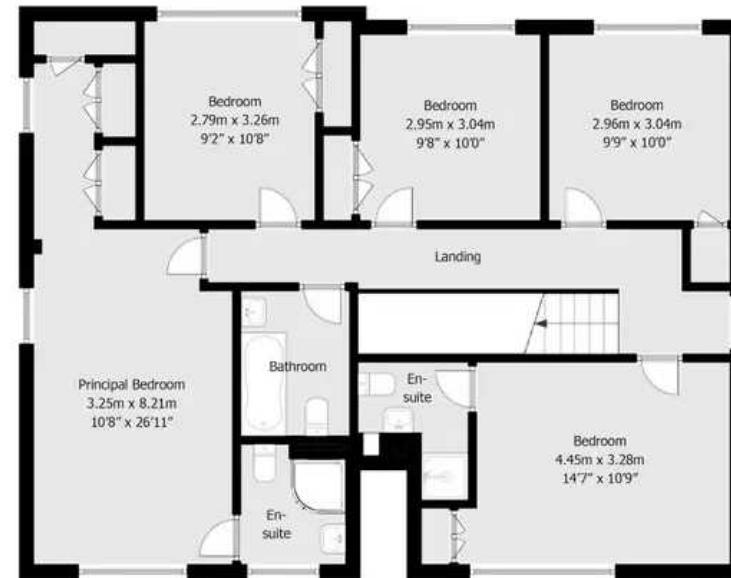


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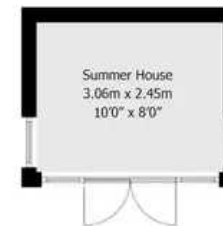
Ground Floor



First Floor



Outbuilding



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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