

42 Sunte Avenue





Welcome to 42 Sunte Avenue

Tucked away in a quiet, established setting in the popular Sussex village of Lindfield, this beautifully presented family home immediately feels warm, welcoming and thoughtfully cared for.

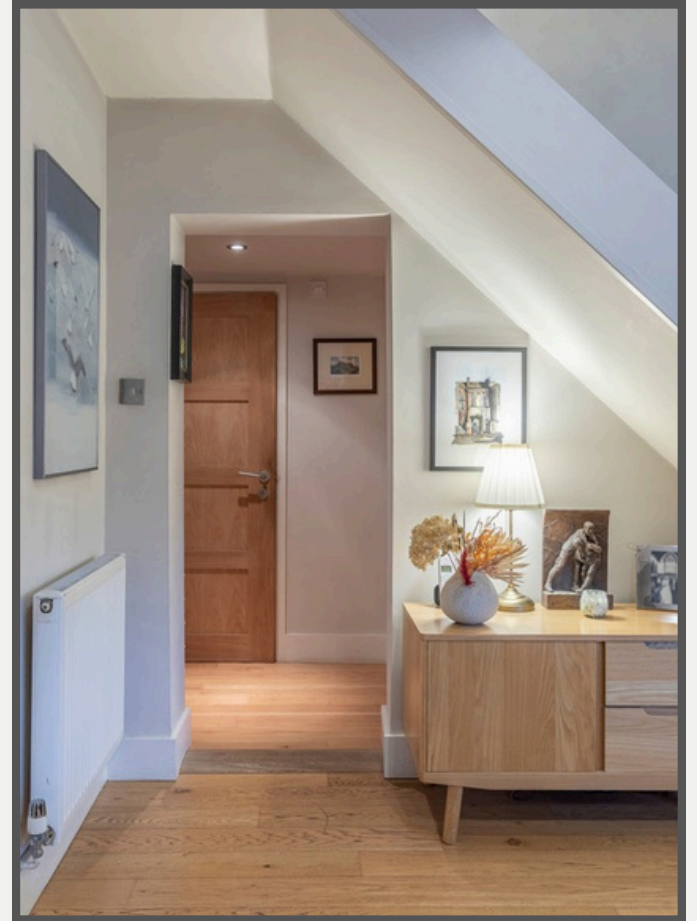
Stepping inside, you're greeted by a bright and inviting hallway with hard wood flooring and soft, neutral tones that flow effortlessly throughout the ground floor.





Space to relax

The main living room is spacious yet cosy. There are large front-facing windows that flood the room with natural light. Built-in shelving, a contemporary media wall and carefully chosen finishes create a relaxed atmosphere, perfect for everyday living or entertaining friends and family.





The heart of the home

To the rear of the property is the heart-of-the-home, a stunning open-plan kitchen and dining space designed for modern life. Sleek, high-gloss cabinetry, integrated appliances and clean lines give the kitchen a calm, contemporary feel, while the generous dining area invites you to gather, cook and linger.

Modern, bi-fold doors connect seamlessly to the garden, bringing the outside in and making this an ideal space for summer evenings and weekend get-togethers.

The ground floor also benefits from a versatile additional reception room, ideal as a snug, home office or cinema room, offering flexibility to suit changing needs.

Through this room, there is access to the garage storage, or for those keen fitness enthusiasts, an ideal spot for a home gym.





Upstairs


Upstairs, the sense of comfort continues with beautifully presented bedrooms, each finished in soft, neutral décor that feels restful and homely.

The principal bedroom is a peaceful retreat, offering excellent proportions, ample space for wardrobes and an ensuite shower room finished with contemporary fittings and a clean, modern aesthetic.

There are a further three bedrooms, with one currently being used as a home office, and a family bathroom





A photograph of a modern garden. In the foreground, there is a stone patio with a patch of artificial grass. A white planter box contains various plants, including a large green plant with long, pointed leaves on the left. In the background, there is a pergola with a dark metal frame and a wooden slat roof. The garden is surrounded by a wooden fence and various trees and shrubs. The sky is clear and blue.

"We love the spring and summer sun in the garden & have a lovely local pub at the end of the road"

Private Garden

Outside, the rear garden is a private and tranquil retreat, thoughtfully landscaped to be both attractive and low-maintenance. A paved terrace and decked seating area provide the perfect setting for outdoor dining and entertaining, while the lawned area offers space to relax or play, all framed by mature planting that adds a real sense of seclusion.





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Out and About

Situated in Sunte Avenue, a sought after Lindfield location within easy reach of the historic village High Street, offering a variety of local amenities including; butcher, greengrocer, coffee shops, pubs, restaurants, independent shops and church. Close by is both Hickmans Lane Recreation Ground and Lindfield Common offering multiple activities including Football, Tennis and Cricket clubs to name a few.

Nearby there are several well regarded primary and secondary schools including Lindfield Primary Academy, Blackthorns Community Primary and Oathall Community College.

Haywards Heath station is a little over a mile away and offers a fast and frequent service to London Bridge/Victoria (43/47 minutes), Gatwick Airport (15 minutes) & Brighton (20 minutes). The A23 is within easy reach and provides direct access to the motorway network.

The Finer Details

HOME

- Detached four bedroom home
- Large reception room flooded with natural light
- Sleek, modern integrated kitchen with large dining area with bi-fold doors inviting the outside, in.
- Stylish principal bedroom with contemporary en-suite shower room
- Three further double bedrooms & family bathroom

GROUNDS & LOCATION

- Attractive & low maintenance garden with year-round interest
- Driveway parking for multiple vehicles
- Short walk to the village high street of Lindfield
- Easy access to Haywards Heath Station offering excellent transport connections to Brighton & London
- EPC rating C & Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sunte Avenue, Lindfield

Approximate floor area 144.7 sq m/ 1558 sq ft



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