



Superbly presented and ideally situated

24 Pickers Green, Lindfield, West Sussex, RH16 2BT

Freehold



Entrance hall • Sitting room • Dining room • Kitchen/
breakfast room • Conservatory • Study • Cloakroom
• 4 bedrooms (1 en suite) • Bathroom • Garden • Garage
• EPC=C

Description

Originally dating from the 1960s and extended in 2008, 24 Pickers Green is a delightful and beautifully presented property, offering stylish accommodation arranged over two floors.

The floorplans give an excellent overview of the full extent of the versatile layout, which offers an open plan sitting room and dining room, a study, and a spacious kitchen/breakfast room with an adjoining conservatory. The kitchen is well-equipped with a good range of wood cabinets, granite surfaces and a range oven.

On the first floor, the stunning master bedroom suite has a spacious bedroom, a dressing area and en suite shower room. Three further bedrooms are served by a contemporary family bathroom.

Outside, the property is set back from the road, and approached via a brick-paved driveway offering off street parking ahead of the single integrated garage. Gates to either side provide access to the rear garden, which is laid to lawn with a terrace adjoining the house and herbaceous borders to the side and rear. There is a timber summer house.

Agent's note

We wish to inform prospective buyers of this property that the seller is an employee of Savills.

Situation

Situated in a quiet and desirable close, within good reach of Lindfield High Street and all local amenities.

Rail: Haywards Heath MLS 1.6 miles, London Bridge/London Victoria from 45 minutes.

Road: The A23/M23 is easily accessible to the west, connecting to Gatwick airport (13 miles) and the national motorway network.

Schools: Lindfield Primary, Blackthorns, Oathall Community College, Warden Park, Great Walstead, Cumnor House, Burgess Hill School for Girls, Hurstpierpoint College and Ardingly College.

Services

Gas fired central heating.
All mains services.

Local authority

Mid Sussex DC, council tax band F.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills on 01444 446000.





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Approximate Area 166 sq m / 1787 sq ft

Garage 13.3 sq m / 143 sq ft

Total 179.3 sq m / 1930 sq ft

Including Limited Use Area 1.0 sq m / 11 sq ft



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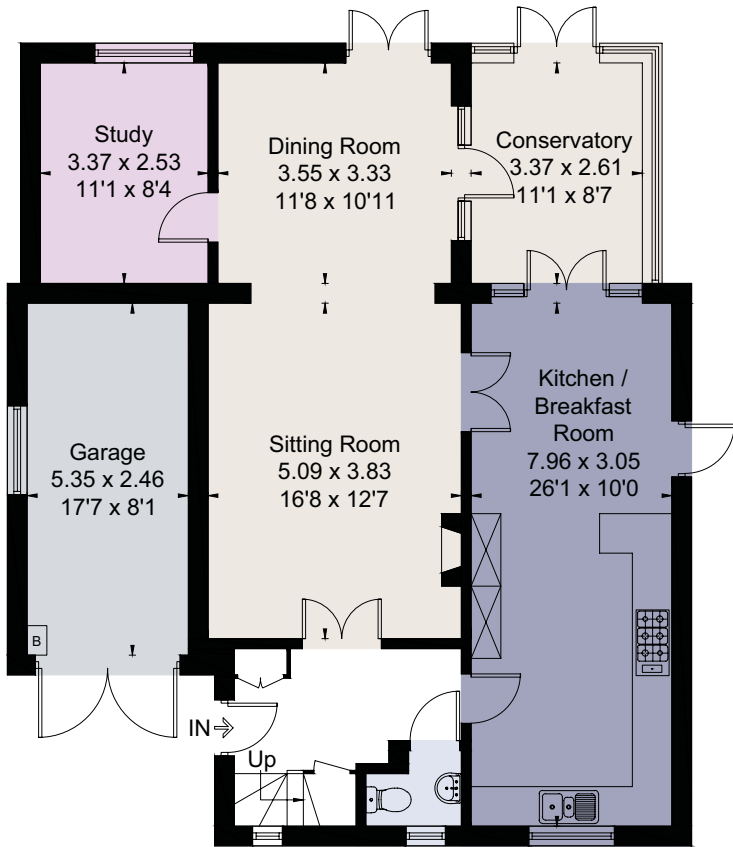
savills.co.uk

Rohan Vines

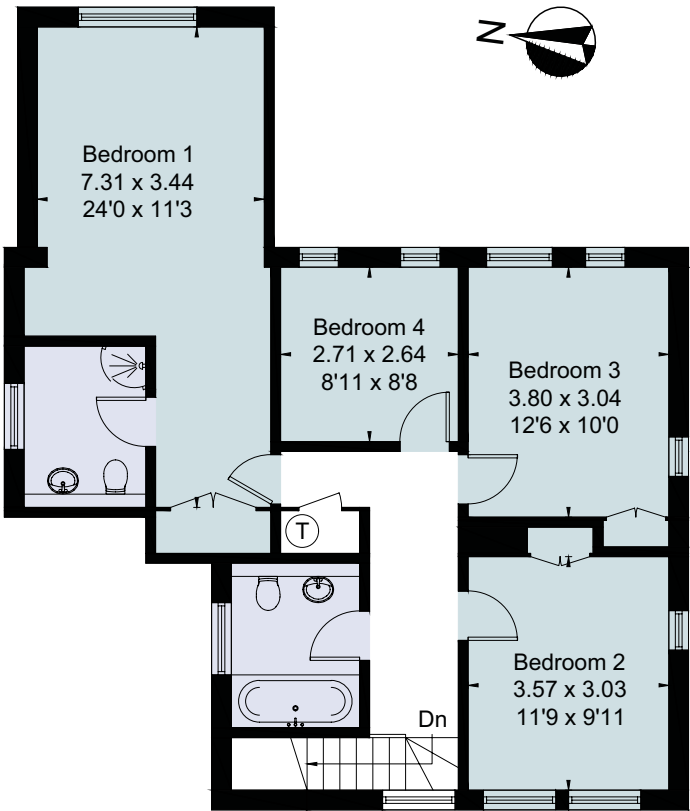
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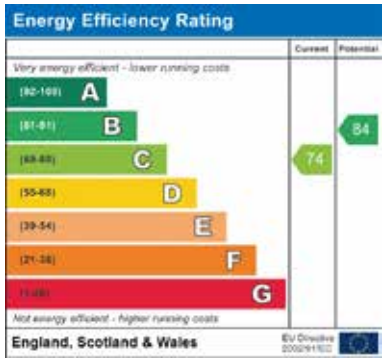
haywardsheath@savills.com



Ground Floor



First Floor



For identification only. Not to scale. © TP/91026052

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