



**Guide Price**  
**£750,000**

**Freehold**

4x  2x  1x 

**Sorrel Close, Lindfield,  
Haywards Heath, West  
Sussex, RH16**



**Video Tour available**

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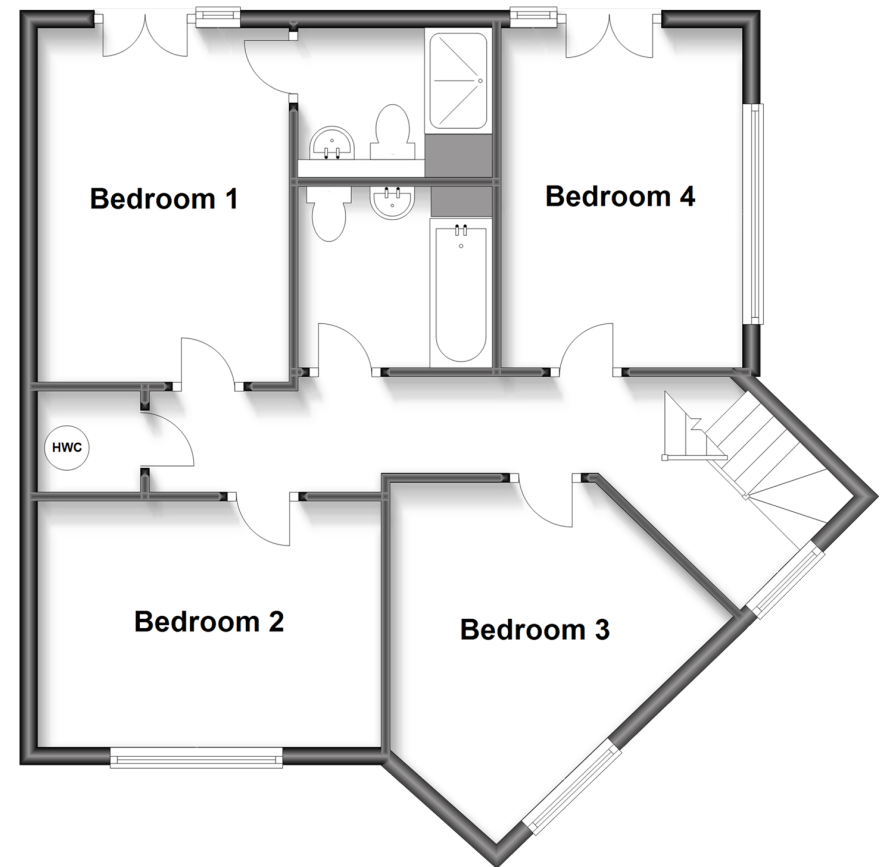
## Ground Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



## First Floor

Approx. 66.5 sq. metres (716.1 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 15'2 x 12'6 (4.63m x 3.81m)  
Kitchen: 11'6 x 10'11 (3.51m x 3.33m)  
Dining Area: 14'6 x 12'2 (4.42m x 3.71m)  
Utility Room

### FIRST FLOOR

Landing  
Bedroom 1: 12'6 x 9'7 (3.81m x 2.92m)  
En-Suite Shower Room  
Bedroom 2: 13'2 x 13'2 (4.02m x 4.02m)  
Bedroom 3: 11'10 x 9'3 (3.61m x 2.82m)  
Bedroom 4: 11'10 x 8'7 (3.61m x 2.62m)  
Bathroom

### OUTSIDE

Rear Garden  
Garage  
2 x Allocated Parking Spaces





## Main features

- Detached House
- Positioned in sought after location in Lindfield
- Walking distance to Lindfield High Street with its boutique shops, cafes and restaurants
- En-suite shower room to bedroom 1
- Garage & 2 allocated parking spaces
- In close proximity of outstanding ofsted schools
- 45 minutes to London & 20 minutes to Brighton by train



### Nearest Schools

Primary Schools: Lindfield Primary 0.6 miles, Blackthorns Community Primary 0.8 miles  
 Secondary Schools: Oathall Community College 0.7 miles, Warden Park School 2.5 miles  
 Further Education: Haywards Heath College 2.3 miles



### Transport Information

Train Stations: Haywards Heath 1.3 miles, Wivelsfield 3.1 miles, Burgess Hill 4.0 miles



### Address

Sorrel Close, Lindfield, Haywards Heath, West Sussex, RH16



### Directions

For directions to this property please contact us.





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Call Haywards Heath Branch 01444 411132 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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