



**8 Lime Tree Grove, Lindfield, Haywards Heath, RH16 2LS**

**£1,500 Per Calendar Month**





### The House...

A well presented two double bedroom terraced home, situated in the heart of quintessential Lindfield, one of Mid-Sussex's most sought-after villages & within easy walking distance of the picturesque High Street and The Common.

Upon entry, you are welcomed by an entrance hall. The kitchen is equipped with appliances (fridge/freezer, oven, 4 ring gas hob & extractor & washing machine), and plenty of work surface & storage space.

The sitting/dining room extends across the entire width of the house and enjoys a southerly aspect meaning plenty of natural light. French doors open on to the garden and ample space for seating.

On the first floor are two good-sized double bedrooms (one front, one rear). The master enjoys an outlook over the rear and comes with fitted wardrobes whilst the second bedroom overlooks the front. The recently fitted bathroom has a bath with overhead shower.

Further attributes include gas fired central heating and double glazing throughout.

### Outside...

The garden enjoys a sunny southerly aspect with a paved area. The rear gate leads through to the allocated parking area which also provides visitors parking.

### Location...

Eastern Road is conveniently central and within easy walking distance of the High Street with its eclectic range of boutiques, stores, pubs & restaurants. There is selection of fantastic places to eat in the village including That Amore Italian, Tamasha Curry House and The Limes whilst The Witch Inn, Stand Up Inn, The Red Lion and Bent Arms are inviting pubs. Lindfield enjoys reputable schooling in the form of Blackthorns Primary, Lindfield Primary and Oathall Community College (all within 1 mile).

For commuters, Haywards Heath provides a main line station (1.5 miles distant) with enviable services to London (Victoria/London Bridge 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins).

### Information...

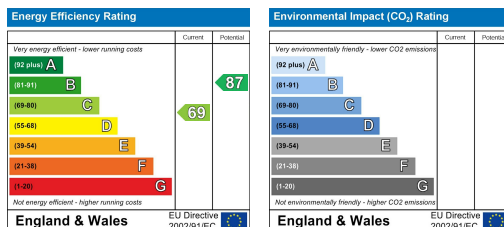
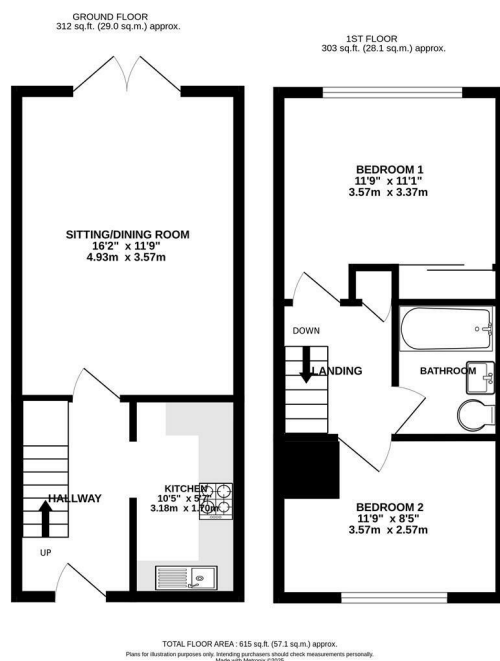
Council Tax Band C; £2102.10 for 2025/26 (for a guide only. Please contact Local Authority for exact figure)

Permitted Fees:

Holding deposit - one weeks rent - £346.15

Deposit - five weeks rent - £1730.76

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.



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