

Approx. Gross Internal Floor Area 1152 sq. ft / 107.11 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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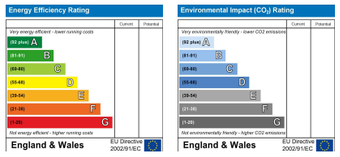

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VIEWING BY APPOINTMENT WITH PSP HOMES

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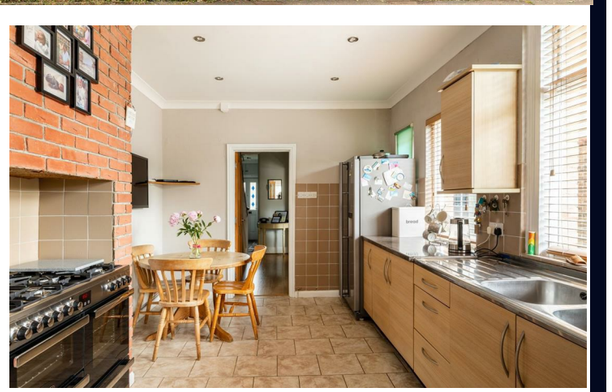
Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







71 Sunte Avenue, Lindfield, Haywards Heath, RH16 2AB

Guide Price £650,000 Freehold

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What we love...

A rarely available Edwardian home coming to the market for the first time in over twenty years.

Over 1,152 sq ft of existing accommodation, with excellent scope to extend and reconfigure.

Wonderful south facing rear garden, measuring approximately 160 feet and offering a real sense of privacy.

Three good bedrooms, with further potential to convert the loft space, subject to consent.

Large detached garage and driveway parking, offering practical space and further future potential.

The Home...

A superb three bedroom Edwardian home on Sunte Avenue, one of Lindfield's most convenient and established addresses, offering over 1,152 sq ft of accommodation, driveway parking, a detached garage and a wonderful south facing rear garden of approximately 160 feet. Lindfield itself has recently been named the best place to live in the South East by The Sunday Times, and it is easy to see why, with its historic High Street, village pond, excellent amenities, schooling, countryside access and close proximity to Haywards Heath mainline station. The house is already well proportioned, but in our view the main story here is the potential. There is clear scope to extend, remodel and create a much larger long term family home, subject to the usual permissions. Buyers could look to open the kitchen into the dining room, extend across the rear with bi-folding doors onto the garden, reposition or remove the garage to create a substantial single storey extension, and potentially convert the loft to form a principal suite with en-suite bathroom.

The ground floor is arranged in a traditional and well balanced layout, with a welcoming entrance hall leading into a generous bay fronted reception room. This is a bright and comfortable main living space, measuring over 15 feet, with a feature fireplace and a pleasant outlook towards the front. Behind the sitting room is a separate dining room, which gives the house valuable flexibility. It works well as a formal dining space, but could equally be used as a playroom, snug or home office. Its position beside the kitchen also gives buyers an obvious opportunity to reconfigure the rear of the house and create a more open plan kitchen/dining/living space.

The kitchen/breakfast room sits to the rear and measures around 15 feet in length, with space for a table and direct access through to the utility area. Beyond this is a useful rear lobby/utility space and a ground floor cloakroom, giving the house practical day-to-day functionality. There is huge potential in this part of the house. Subject to the necessary consents, a buyer could create a far more contemporary rear extension, opening the living space out towards the garden and making the most of the southerly aspect.

Upstairs, the first floor provides three bedrooms and a family bathroom. The principal bedroom sits to the front and is a particularly good size, with a wide window arrangement and a bright feel. There are two further bedrooms, both well proportioned, together with the bathroom off the landing. The loft also gives the property further future potential. Subject to consent, there may be scope to convert the roof space and create an additional bedroom, home office or principal suite with en-suite bathroom.

External Space...

The rear garden is a real feature of the home. Measuring approximately 160 feet and enjoying a southerly aspect, it offers an excellent sense of space, privacy and seclusion. The garden is mainly laid to lawn, with a decked seating area immediately behind the house, making it ideal for family life, entertaining or future landscaping. This garden is also central to the property's long term potential. With such depth and orientation, the house lends itself perfectly to a rear extension, subject to planning, with the opportunity to create a large open plan kitchen/living/dining space with bi-folding doors opening directly onto the garden.

To the side and rear, there is driveway parking and a large detached garage. The garage is useful as storage or workshop space, but also creates another potential option for buyers looking to extend or reconfigure the rear of the plot, subject to the necessary permissions.



The Location...

Sunte Avenue is a sought-after address in lovely Lindfield, recently named the top spot in the South East in The Sunday Times Best Places to Live 2026, and it is easy to see why. This is one of Sussex's most cherished villages, combining a postcard-pretty historic setting with excellent schools, independent shops, green space and superb commuter links. A real bonus is that The Witch Inn is located on Sunte Avenue itself, meaning good pub food, a relaxed drink and its charming coffee garden are just moments from the front door. The historic High Street, with its famous village pond, is around a ten-minute walk away and offers an eclectic mix of boutiques, stores, cafés and places to eat.

For a pint of Harveys or a glass of wine, The Stand Up Inn, The Red Lion and The Bent Arms are all local favourites, while Tamasha Indian, That's Amore Italian and The Limes Thai give you plenty of choice for dinner. Lindfield Coffee Works and Black Duck are popular spots for a flat white, while Lindfield Common, which has hosted cricket since 1747, sits at the heart of village life and is also home to the much-loved annual bonfire celebrations on 5th November.

Families are particularly well served. Lindfield Primary Academy and Blackthorns Community Primary Academy are both rated Outstanding by Ofsted, while children from this area typically attend Oathall Community College for secondary education, all within walking distance of the house. In the private sector, the area is also well represented by Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Prep. For dog walks and fresh air, Scrase Valley Nature Reserve is just a few yards' stroll away, offering open green space close to home. Haywards Heath mainline station is also easily accessible, around a ten-minute walk, with fast services to London Bridge and London Victoria in approximately 45 minutes, as well as direct links to Gatwick Airport and the South Coast. By car, the wider motorway network is easily reached via the A23/M23.

The Finer Details...

Tenure: Freehold
Title Number: TBC
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Ultrafast (Up to 1,000 mbps download)
Services: Mains gas, water, drainage, electricity (none tested)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.





