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**33 Finches Gardens, Lindfield, West Sussex, RH16 2PA**

**Guide Price £475,000 Freehold**



## 33 Finches Gardens, Lindfield, West Sussex, RH16 2PA

**\*\*PLEASE WATCH VIEWING VIDEO\*\***

An excellent opportunity to modernise this spacious village home overlooking an open green. 3 Bedrooms and 2 Bath/Shower Rooms (1,317 sq ft)

- **Entrance Hall** stairs to first floor and storage cupboards
- **Cloakroom/WC** fitted with a white suite
- **Sitting Room** double doors to dining room, built in storage with a feature open fireplace
- **Kitchen / Dining Room** fitted units spacious workspace, space for cooker and domestic appliances. Door to covered side **Storage Area** plus double doors onto the garden.
- **First Floor** - landing, airing cupboard: 'Worcester' gas boiler and hot water tank. Loft hatch (ladder, light + part boarded) Space for new staircase for potential loft conversion
- **Bedroom 1** fitted wardrobes and 'Juliette' balcony overlooking the front green.
- **En-Suite Shower Room** tiled shower cubicle, wash basin and low level WC
- **Bedroom 2** fitted wardrobe
- **Bedroom 3** deep storage cupboard
- **Family Bathroom** fitted white suite
- **West Facing Rear Garden** 31' x 30' Enclosed timber fencing, patio, lawn and gated rear access
- **Garage** in nearby block opposite
- **Potential for extension if required (STPP)**







## 33 Finches Gardens, Lindfield, West Sussex, RH16 2PA

**EPC Rating: C and Council Tax Band: D**

### LOCATION

Finches Gardens is located off Hickmans Lane and is only a short walk from Lindfield's picturesque village High Street with its range of shops, stores, boutiques, churches, landmark pond, common and historic properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

### BY ROAD

Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25.

### SCHOOLS

Lindfield Primary (0.9 miles), Blackthorns Primary (1 mile), Oathall Community College (1 mile). The local area is well served by several independent schools including Great Walstead (2 miles) and Ardingly College (2.4 miles)

### STATION

Haywards Heath mainline railway station (1.4 miles) offers fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



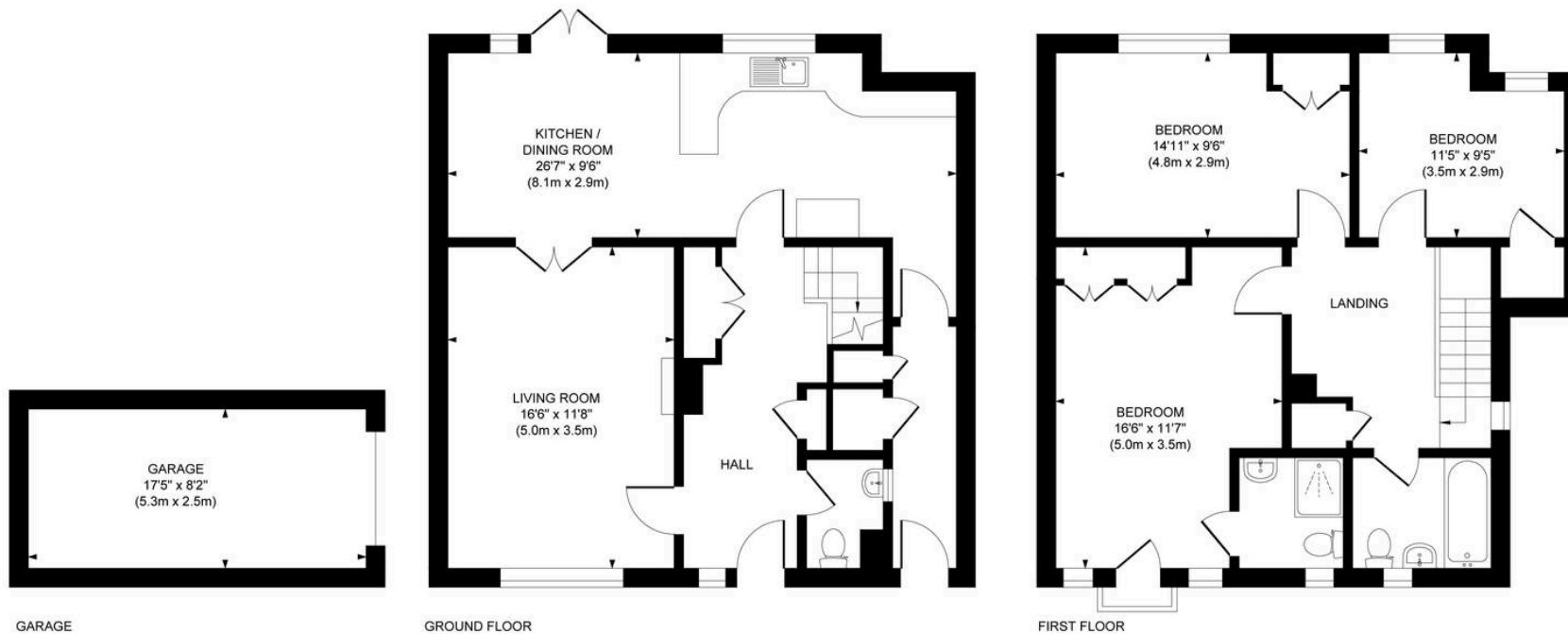


**Approximate Gross Internal Area**

Main House 1317 sq. ft / 122.41 sq. m

Garage 141 sq. ft / 13.19 sq. m

Total 1458 sq. ft / 135.60 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Estate Agents

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