



**Buxshalls, Ardingly Road, Lindfield, Haywards Heath RH16 2QY**

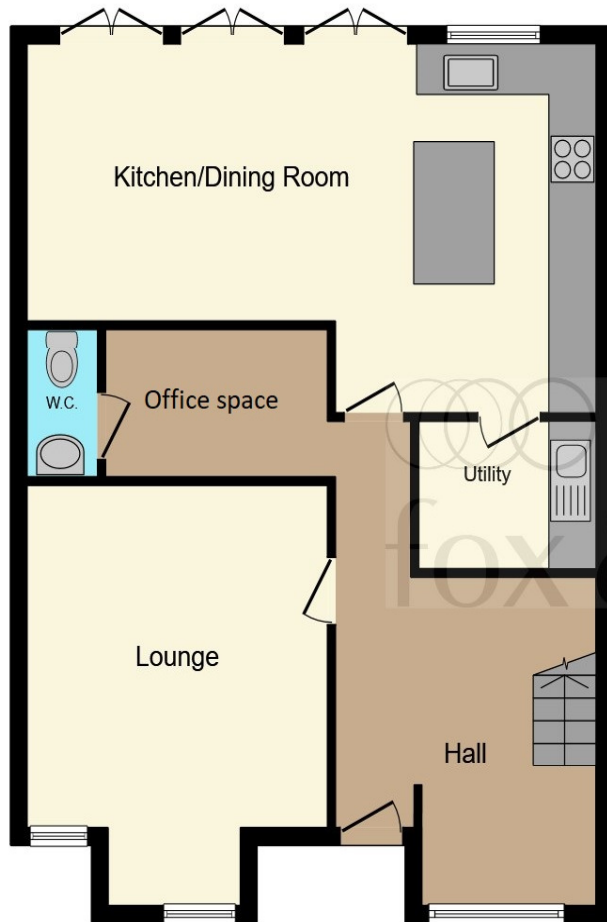


**welcome to**

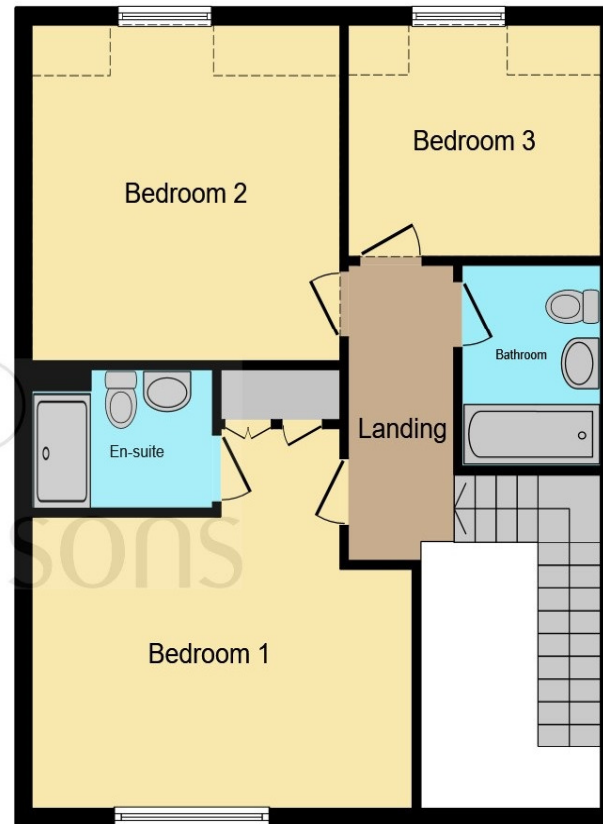
**Buxshalls, Ardingly Road, Lindfield, Haywards Heath**

Located in the desirable village of Lindfield, this three double bedroom mid terrace family home is complete with high specification, has an en-suite to bedroom one, open plan kitchen / dining room, utility room, family bathroom and allocated parking. RESERVE NOW!





**Ground Floor**



**First Floor**

Total floor area 138.7 m<sup>2</sup> (1,493 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Lounge**

16' 4" at max x 12' 7" at max ( 4.98m at max x 3.84m at max )

### **Kitchen / Dining Room**

25' 7" at max x 14' 5" at max ( 7.80m at max x 4.39m at max )

### **Utility**

7' 5" x 5' 9" ( 2.26m x 1.75m )

### **W.C.**

### **Bedroom 1**

13' 8" x 11' 2" ( 4.17m x 3.40m )

### **En-Suite**

### **Bedroom 2**

14' 5" x 13' 5" ( 4.39m x 4.09m )

### **Bedroom 3**

10' 7" x 9' ( 3.23m x 2.74m )

### **Bathroom**

welcome to

## Buxshalls, Ardingly Road, Lindfield Haywards Heath

- THREE DOUBLE BEDROOM MID TERRACE FAMILY HOME
- BRAND NEW - RESERVE NOW!
- OPEN PLAN KITCHEN / DINING ROOM
- BEDROOM ONE WITH EN-SUITE AND THERE IS A FAMILY BATHROOM
- HIGH SPECIFICATION FINISH THROUGHOUT
- SURROUNDED BY COUNTRYSIDE
- SITUATED IN LINDFIELD, A HIGHLY SOUGHT AFTER VILLAGE LOCATION AND STILL CLOSE TO THE M23/M25 AND HAYWARDS HEATH TRAIN STATION
- ALLOCATED PARKING

Tenure: Freehold EPC Rating: Exempt

**£710,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HHT109762](https://fox-and-sons.co.uk/Property/HHT109762)



Property Ref:  
HHT109762 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01444 450105**



[HaywardsHeath@fox-and-sons.co.uk](mailto:HaywardsHeath@fox-and-sons.co.uk)



115 South Road, HAYWARDS HEATH, West  
Sussex, RH16 4LR



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**