



**Finches Park Road**  
**Lindfield, West Sussex, RH16 2**



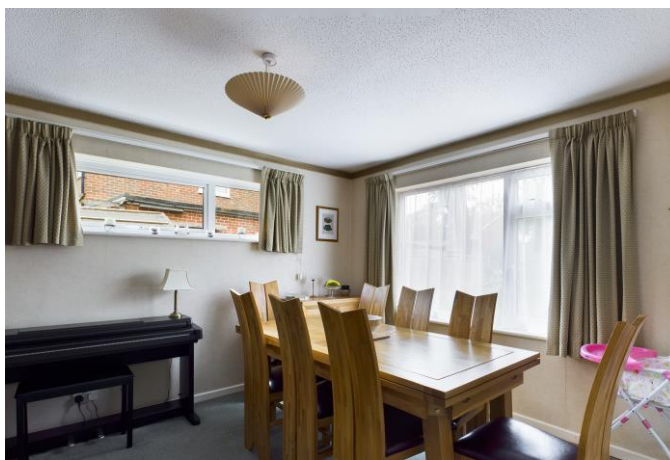
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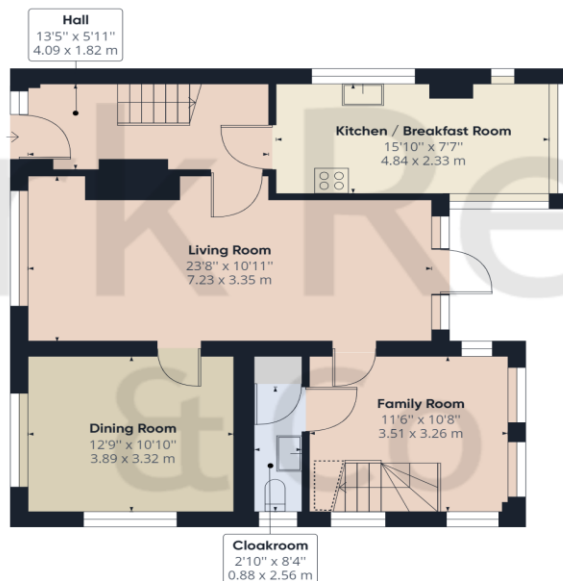
**Guide Price £700,000 - Freehold**

A spacious 4 bedroom detached house with a 2 storey extension to the side providing flexible family accommodation to include a living room, separate dining room, a further family room, fourth bedroom and a study on the first floor. Additional features include a downstairs cloakroom, a kitchen/breakfast room, replacement double glazing and gas central heating. Outside there is an attached garage with driveway parking to the front and the rear garden is fully enclosed and has an attractive outlook to the rear over trees.

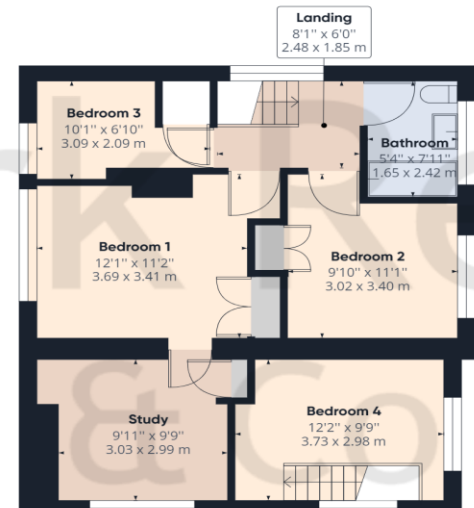
Located in this popular road within easy reach of Lindfield's pretty village High Street providing a variety of everyday shops, supermarket, coffee shops, restaurants and 4 pubs. Other local amenities include a modern medical centre and well regarded schools catering from nursery through to secondary education. Haywards Heath with its town centre shopping facilities are also close at hand and the main line railway station is about a mile away with a good commuter service to London and the surrounding area.







Ground Floor Building 1



**Approximate total area<sup>(1)</sup>**  
1363.36 ft<sup>2</sup>  
126.66 m<sup>2</sup>

**Reduced headroom**  
10.69 ft<sup>2</sup>  
0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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