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65 Finches Gardens, Lindfield, West Sussex, RH16 2PB

Guide Price £595,000 Freehold

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PLEASE WATCH VIEWING VIDEO

A charming & beautifully presented linked semi-detached village home. 3 Bedrooms, 2 Bath/Shower Rooms and has been updated within the last few years. Adjoins an area of Green + short walk of the village High Street

- **Reception Hall** stairs to first floor + storage
- **Cloak/Shower Room/WC** re-fitted with a modern suite + 'Fired Earth' tiles
- Bay fronted **Sitting Room** (potential open fire)
- Open plan **Kitchen / Dining Room** re-fitted with 'Wren' units + quartz worksurfaces + appliances + doors to garden
- Adjoining side **Porch / Utility**
- **First Floor** landing - side views over the green, airing cupboard + loft hatch
- **3 Bedrooms** (all good sizes)
- **Family Bath/Shower Room** beautifully re-fitted with a modern white suite
- Gas fired central heating + uPVC double glazing
- Bath/Shower re-fitted with "Crosswater" suites + new pressure water system
- Newly fitted shutters + skirting boards
- **Corner Plot** enclosed **East Facing Rear Garden** (28' x 38') patio, lawn + sheds
- **Single Garage** in nearby block opposite
- Potential for extension if required (STPP).





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EPC rating: D 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

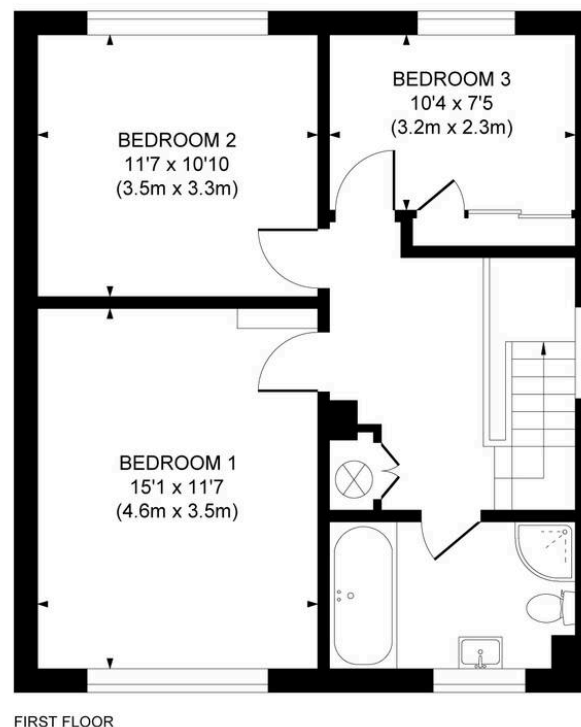
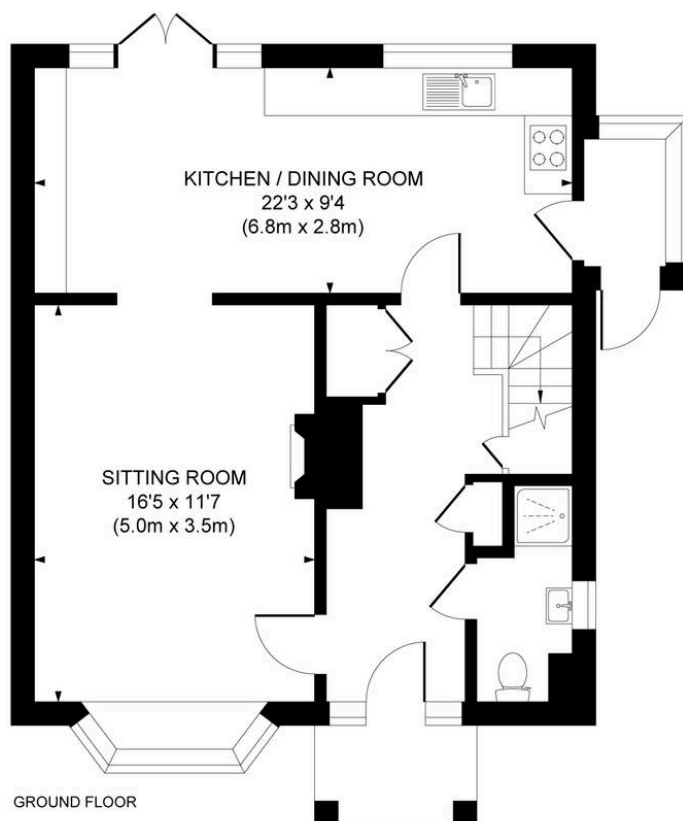
Lindfield Primary (0.9 miles), Blackthorns Primary (1mile), Oathall Community College (1 mile). The local area is well served by several independent schools including Great Walstead (2 miles) and Ardingly College (2.4 miles)

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
1168 sq. ft / 108.50 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.

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