



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

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Guide Price £339,950 - Freehold

A 3 bedroom mid terrace house providing well laid out accommodation including an 18ft living room, kitchen/breakfast room, ground floor cloakroom and modern shower room. The property further benefits from gas fired central heating and replacement double glazed windows and doors throughout. Outside there is a pleasant landscaped rear garden with access onto Finches Lane, and a garage located in a nearby block.

The property is situated in this ever popular location being within easy walk of Lindfield's High Street and Haywards Heath's mainline train station, providing a fast commuter service to both London and the South Coast. Lindfield provides a range of everyday shops and services together with highly regarded schooling. Haywards Heath provides a further comprehensive range of shopping and leisure facilities together with an abundance of bars and restaurants.



**Covered Entrance Canopy** Quarry tiled step. Double glazed replacement front door to:

**Hall** Radiator. Coat hanging space. Staircase to first floor with 2 understair storage cupboards. Glazed panelled door to:

**Living Room** 18'3" x 12'5" maximum (5.56m x 3.78m) Feature fireplace with inset coal effect fire on marble hearth. Radiator. TV aerial point. Double glazed replacement window and casement doors to rear garden.

**Kitchen/Breakfast Room** 13'4" x 8'9" (4.06m x 2.67m) Long fitted work surface with one and a half bowl stainless steel sink unit and mixer tap with cupboards and plumbing for washing machine below. Fitted wall cupboards. Wall mounted gas fired boiler. Gas cooker point with extractor above. Further work surface with drawers and cupboards under. Space for upright fridge freezer. Space for table and chairs. Radiator. Double glazed replacement window. Glazed panelled door to:

**Inner Lobby** Coat hanging and shoe storage space. Double glazed replacement door to front. Door to:

**Cloakroom** Suite comprising low level wc and wall mounted wash hand basin. Radiator.

### First Floor

**Landing** Drop down hatch with ladder to boarded roof space. Door to:

**Bedroom 1** 13'5" x 9'10" (4.09m x 3.00m) Built in wardrobe cupboards to one wall with sliding doors. Radiator. Double glazed replacement window and door to 'Juliette balcony'.

**Bedroom 2** 12'5" x 9'11" plus door recess (3.78m x 3.02m) Fitted double wardrobe cupboard. Radiator. Double glazed replacement window.

**Bedroom 3** 9'1" x 8'0" (2.77m x 2.44m) Radiator. Double glazed replacement window.

**Shower Room** Modern white suite comprising fully tiled shower enclosure with curved glazed door and wall mounted shower, low level wc with concealed cistern and inset wash hand basin with mixer tap and adjacent top. Ladder towel warmer/radiator. Ceiling downlighters. Shaver point. Wood effect laminate flooring. Double glazed replacement window.

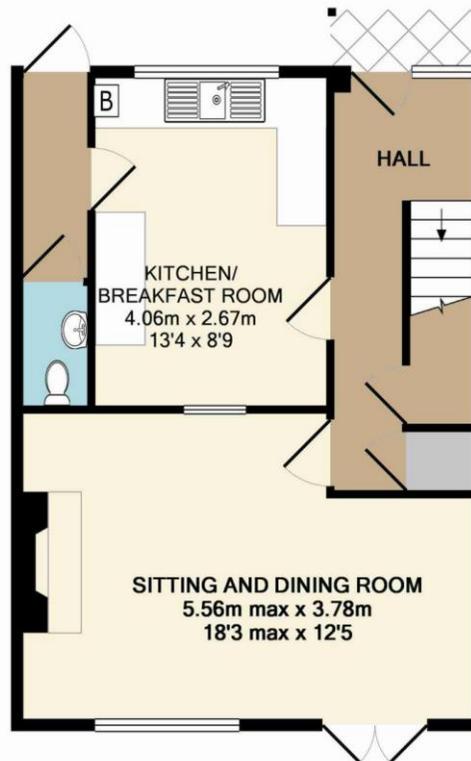
### Outside

**Garage** Located in a nearby block with up and over door.

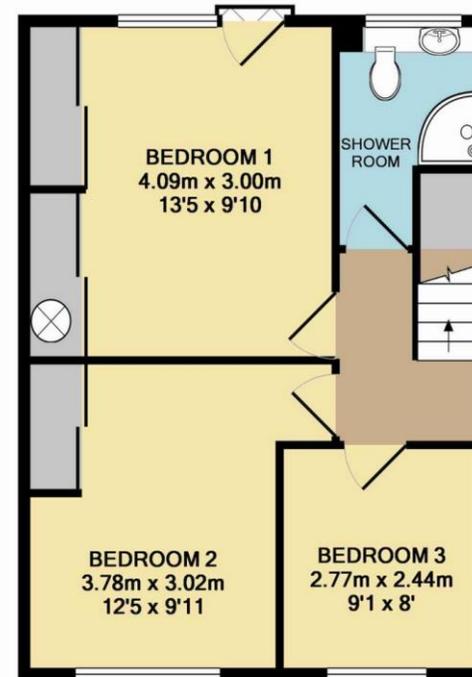
**Front Garden** Pathway to front door with adjacent flower and shrub borders.

**Rear Garden** Mainly arranged as a paved terrace on two levels with flower and shrub borders. Timber garden shed. Fully enclosed by timber fencing with gate providing access to Finches Lane.





GROUND FLOOR  
APPROX. FLOOR  
AREA 44.0 SQ.M.  
(474 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 44.0 SQ.M.  
(473 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.0 SQ.M. (947 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	73		88
	87		73

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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