



**Frederick Cottages**  
Lewes Road, Lindfield, West Sussex, RH16 2

## Frederick Cottages

Lindfield, RH16 2

Guide Price £335,000 - Freehold

Situated just off the pretty village High Street this is a delightful 2 bedroom Victorian terraced cottage with sitting room, dining room, fitted kitchen and modern refitted shower room. This well presented property retains many character features including exposed brick chimney breasts to both the sitting and dining rooms, with a cast iron multi fuel burner fitted to the sitting room. The property further benefits from gas fired central heating (with combination boiler located in the loft), replacement double glazing with sash style windows to the front elevation, and the property has been re-roofed in recent years. To the rear of the property is a pleasant landscaped garden with two timber sheds (one with electricity and plumbing for a washing machine), an area of artificial lawn and various seating areas, enjoying a southerly aspect.

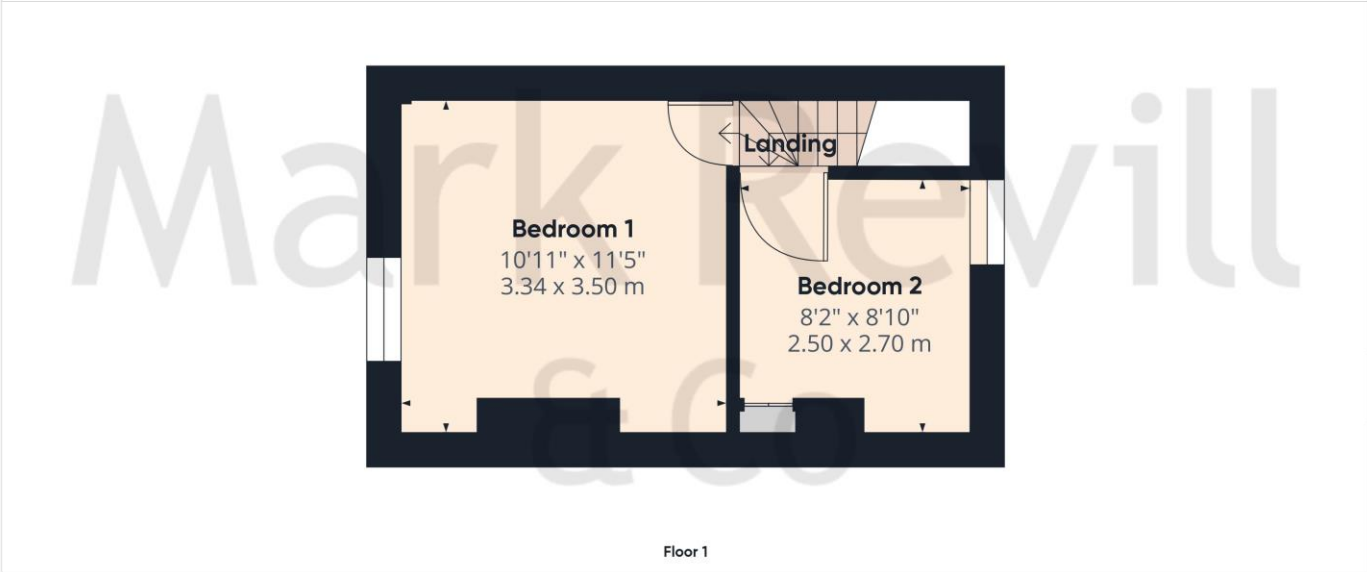
The property is located in close proximity to the local shops and services including butcher, baker, greengrocer and super market. Haywards Heath is about 1 mile distant, providing a further comprehensive range of shopping and leisure facilities together with a mainline train station providing fast links to London and the South Coast. Well regarded local schooling is also within easy reach.







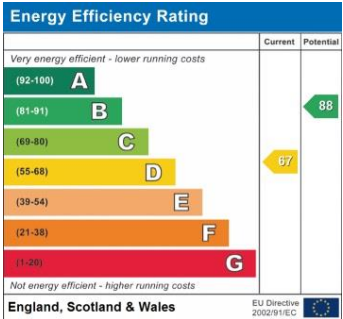
Approximate total area<sup>10</sup>  
477 ft<sup>2</sup>  
44.31 m<sup>2</sup>



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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