



Grahams Cottages
Spring Lane, Lindfield, West Sussex, RH16 2RF

Grahams Cottages

Spring Lane, Lindfield, RH16 2RF

Guide Price £340,000 - Freehold

A well presented 2 bedroom Victorian terraced character cottage which has been improved over the years and now provides an oak refitted kitchen, a modern bathroom, gas central heating to the ground floor and double glazed replacement windows throughout. The cottage features oak flooring, pine latch cottage internal doors and a feature fireplace with an exposed chimney breast and a cast iron wood burning stove effect electric fire. Outside there is a pleasant, partly walled rear garden which is fully enclosed and to the front of the property is a further area of garden with garden store and a driveway with parking space for 2 cars.

Located in this tucked away private lane within the Conservation Area on the edge of the village, yet a short walk of the High Street providing an interesting range of traditional shops, restaurants, coffee shops, public houses and the modern medical centre. Highly regarded schools for all ages are within the vicinity and the town of Haywards Heath with further shopping facilities and the main line station (London 47 minutes) is about 1.5 miles away.



Outside light point. Replacement front door to:

Sitting Room 10'10" x 10'3" (3.30m x 3.12m) Feature exposed brickwork fireplace with cast iron wood burner effect electric fire with adjacent storage cupboards and shelves. 2 wall light points. Oak flooring. Radiator. Double glazed replacement window. Ceiling downlighters. Wide opening to:

Dining Room 11'2" x 9'8" (3.40m x 2.95m) Radiator. Oak flooring. Fitted cloaks cupboard with pine latch door. Staircase to first floor. Opening to:

Kitchen 12'1" x 6'3" (3.68m x 1.91m) Fitted in oak fronted units comprising work surface with inset enamel one and a half bowl sink unit with mixer tap, cupboards and plumbing for washing machine. Inset **gas hob** with **electric oven** below and extractor hood above. Further wall cupboards. Space for upright fridge/freezer. Oak flooring. Concealed gas boiler (new Aug 2020 with 5 year warranty) Double glazed replacement window and door to terrace.

Bathroom White suite comprising panelled bath with fitted shower attachment and glass screen. Low level wc, fitted wash hand basin with cupboards below. Ladder towel warmer. Fitted storage cupboard with shelves. Tiled floor with underfloor heating. Part tiled walls. Shaver point. Ceiling downlighters. Pine latch door.

First Floor

Landing Drop down hatch to roof space.

Bedroom 1 11' x 10'4" (3.35m x 3.15m) Double glazed replacement window. Pine latch door.

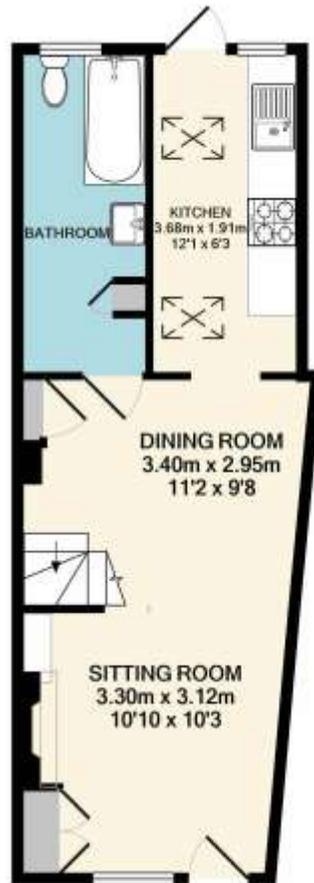
Bedroom 2 11'5" x 6'11" (3.48m x 2.11m) Built in double wardrobe cupboard with pine doors. Fitted shelves.

Outside

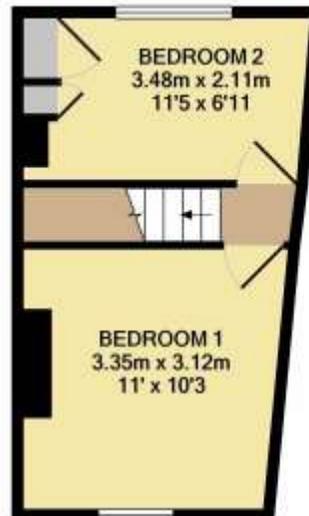
Front Garden Driveway with parking for 2 cars. Timber garden shed.

Rear Garden Paved terrace. Area of shaped lawn edged with flower and shrub beds. Enclosed by timber fencing and brick wall to the rear. **Timber garden shed.** Outside water tap and light point.





GROUND FLOOR
APPROX. FLOOR
AREA 35.4 SQ.M.
(381 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 20.5 SQ.M.
(220 SQ.FT.)

TOTAL APPROX. FLOOR AREA 55.9 SQ.M. (602 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and stairs are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
Made with MapInfo 11.2007



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.

42 High Street
Lindfield
West Sussex, RH16 2HL
01444 484564
lindfield@markrevill.com

