



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

**Guide Price £575,000 Freehold**

**Mansell McTaggart Lindfield**



# 62 Finches Gardens, Lindfield, West Sussex, RH16 2PB

**EPC Rating: D and Council Tax Band: D**

**An updated & well presented village family home with 5 bedrooms, 2 Bath/Shower Rooms and 1,778 sq ft of accommodation spanning 3 floors on a corner plot.**

Covered Entrance, front door. **Entrance Hall** wood block flooring, radiator, built-in cupboard, stairs to first floor.

Generous understairs **Study Area**. Ground floor

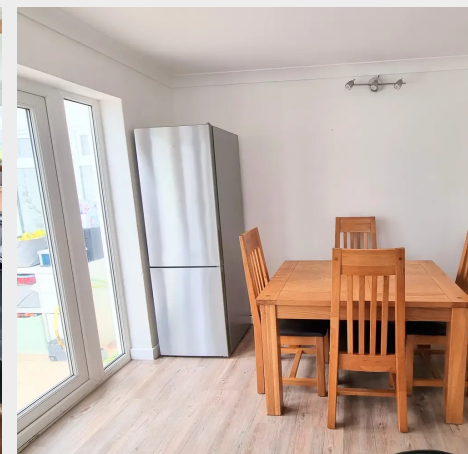
**Cloakroom** white suite, low level WC, wash basin, drawers and cupboards. **Sitting Room** bow front window, wood block flooring, feature cast iron open fireplace, radiator, TV point.

**Kitchen / Dining Room** re-fitted in 2022 with a range of units at eye and base level, quartz worktops, electric Samsung hob, integral dishwasher, double ovens, breakfast bar, cupboard housing Worcester gas boiler plus space for dining table and chairs. Side **Utility Porch** sink unit, storage, plumbing for washing machine and door to garden. Door from dining area to **Conservatory** tiled floor, windows and doors to garden.

**First Floor** - Landing with side window. **Bedroom 1** radiator, front window. **En-Suite Shower Room** re-fitted white suite, shower cubicle, 'Aqualisa' shower unit, low level WC, wash basin, ladder towel warmer, shaver point. **Bedroom 2** radiator, double glazed window. **Bedroom 3** radiator, double glazed window. **Family Bathroom** white suite, panelled bath, shower attachment, screen, low level WC, wash basin, ladder towel warmer, opaque front window.

**Second Floor** Landing with built-in storage. **Bedroom 4** radiator, wash basin, shaver point and rear Velux window.

**Bedroom 5** radiator, wash basin, shaver point and front Velux window.



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**Finches Gardens Estate Charge: £250.00 pa**

**OUTSIDE** - Single **Garage** located in a nearby block with up and over door. **Front Garden** Laid to lawn. Gate and side access to the fully enclosed **East Facing Rear Garden** (36' x 26') mainly laid to paving for ease of maintenance. Raised shrub bed with retaining wall.

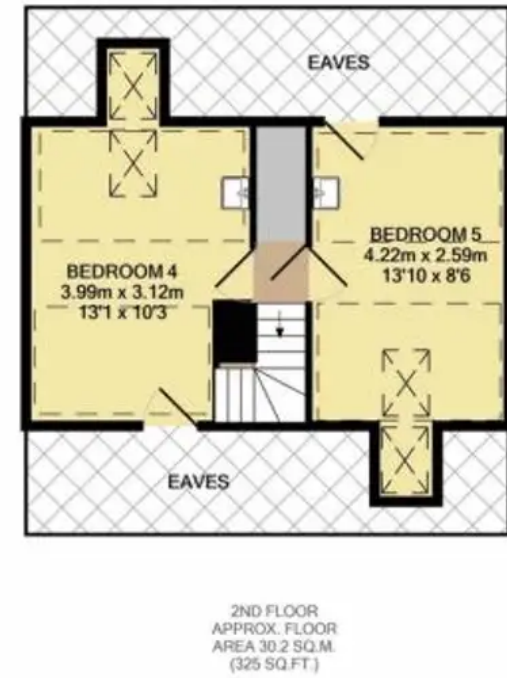
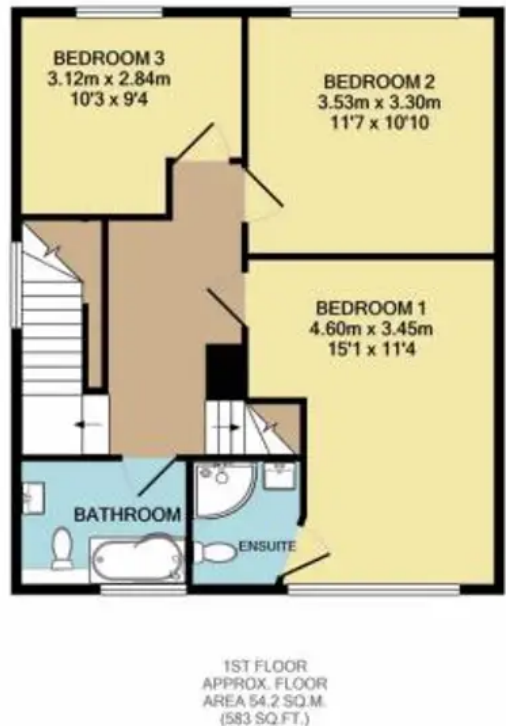
There are private woods to the rear of Finches Gardens plus a green bin disposal area for Finches Gardens residents.

**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 (1 mile), 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).





TOTAL APPROX. FLOOR AREA 165.2 SQ.M. (1778 SQ.FT.)

These drawings have been made to indicate the general layout of the floor plan. Measurements of rooms, windows and doors are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The approximate floor areas shown on this plan include buildings such as garages if these are shown on the floor plan.  
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