



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

Guide Price **£540,000** Freehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

A bright and airy 3 Double Bedroom, 2 Bath/Shower Room linked semi-detached village home situated in a sought after location overlooking an area of open green + VACANT POSSESSION

- An excellent opportunity to modernise and extend/alter this property to create your own home! (STPP)
- **Reception Hall** with storage cupboards
- Ground floor **Cloak/Shower Room/WC** fitted white suite
- Open plan **Kitchen / Dining Room** fitted range of units and space for domestic appliances. Space for table and chairs plus door to front.
- Sliding doors into the rear **Conservatory** overlooking and accessing the garden
- **Sitting Room** overlooking the green with gas fire (potential for open fire/wood burner)
- **First Floor** - generous landing (potential for staircase / loft conversion)
- **3 Double Bedrooms**
- **Family Bath / Shower Room** fitted with a white suite, enclosed bath and separate tiled cubicle, low level WC and wash basin
- Gas fired central heating to radiators
- uPVC double glazed windows
- 50' enclosed **Rear Garden** laid to patio and lawn
- Single **Garage** in block behind



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EPC Rating: E 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

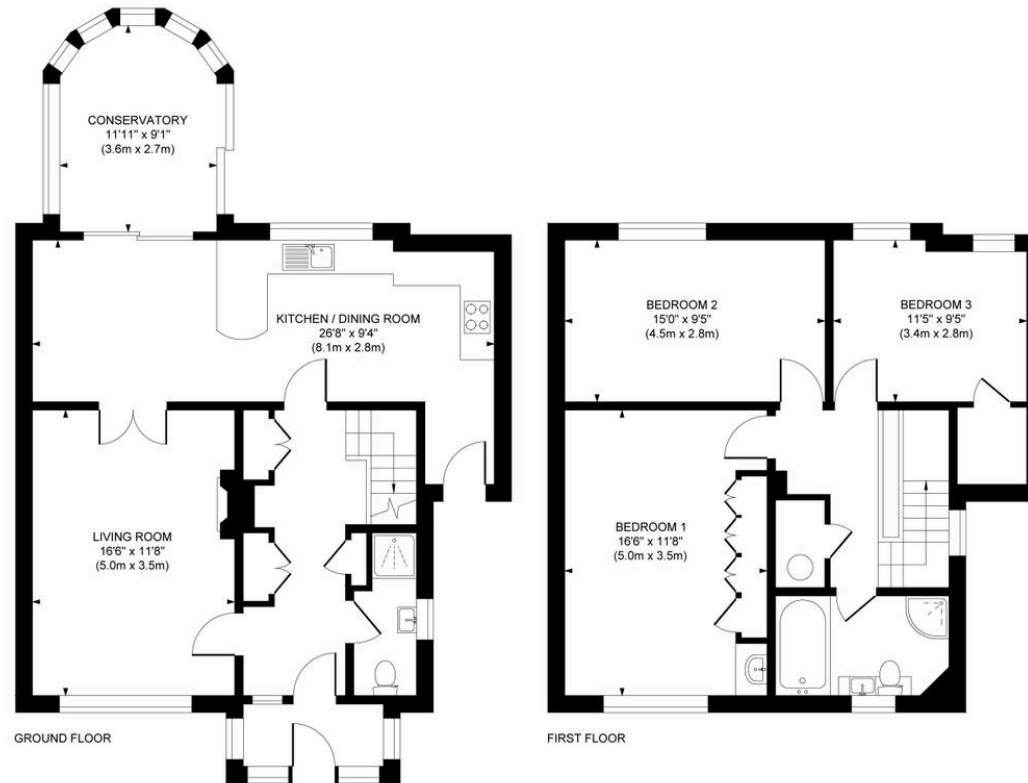
Lindfield Primary (0.9 miles), Blackthorns Primary (1 mile), Oathall Community College (1 mile). The local area is well served by several independent schools including Great Walstead (2 miles) and Ardingly College (2.4 miles)

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).



Approximate Gross Internal Area
1422 sq. ft / 132.14 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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