



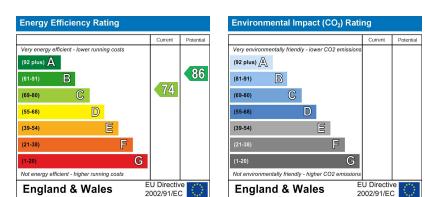
BRITISH
PROPERTY
AWARDS
2019

★★★★★

GOLD WINNER

ESTATE AGENT IN

HAYWARDS HEATH



31 Finches Park Road, Lindfield, West Sussex, RH16 2DA

Guide Price £635,000 Freehold



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Guide Price: £635,000 - £650,000

What we like...

- * Southerly garden enjoying plenty of sunshine throughout the day.
- * Light, airy and flexible accommodation.
- * Scope to extend further, if required (STPP)
- * Village lifestyle in desirable Lindfield with its thriving community, great schools and pretty High St.
- * Offered with no onward chain.

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The House...

A well-proportioned link-detached family home occupying a sunny south facing plot in lovely Lindfield – one of the most desirable villages in the south-east. Originally built in the 1970s, before being extended in the late-80s and mid-90s, this home is offered for sale in very good order, with a light & airy feel throughout. Modern benefits include gas fired central heating with 'combi' boiler and over five years guarantee remaining, uPVC double glazing throughout and recent redecoration.

The ground floor provides versatile and well-balanced accommodation. The sitting room is flooded with natural light and opens on to the garden. Double doors open to interconnect the room with the dining room to create a more open plan feel that is great for both entertaining and family living. This, in turn, leads through to the study, ideal for those who work from home. There is also a cloakroom.

The kitchen has been completely refitted with stylish white shaker-style units and contrasting Corian worktops. There is a range cooker, integrated dishwasher and plenty of storage and prep space. A door leads through to the integral garage.

On the first floor the bright & breezy feel continues. There are two good size double bedrooms (one front, one back) and single third bedroom – each served by the modern family bathroom with white suite and overhead 'Aqualisa' power shower.

Step Outside...

Outside, the pretty garden offers plenty of privacy and seclusion whilst enjoying a favoured southerly aspect. The paved terrace extends across the rear of the house, providing the perfect spot for 'al-fresco' dining. There is an expanse of level lawn and the plethora of matured plants, bushes and shrubs. The timber shed provides useful storage and there is gated side access.

To the front is a large block paved driveway providing off road parking for several cars.



Scope/Potential...

There is, in our opinion, scope to extend the house further to create a fourth bedroom and second bath/shower room, by extending over the garage or side extension. There is also the potential to convert part of the garage into a utility room, if required. Any work is, of course, STPP.

The Location...

Finches Park Road is a sought-after residential road which lies off of By Sunte and Hickmans Lane respectively, in the beautiful village of Lindfield. Situated within easy walking distance of the picture-postcard village High Street, providing a range of local shops and services, medical centre, churches and public houses including Stand Up Inn, Red Lion and Bent Arms. There is a beautiful pond with seating area where you can watch the ducks. There is a footpath nearby for quick access to The Witch Inn Gastropub, while for daily amenities, Cloughs Delicatessen is just also a short walk in the nearby Sunte Avenue for those everyday essentials. Hickmans Lane Playing Fields are under five mins walk where cricket and football are played, plus a children's play area. Cricket has been played on The Common since 1747 and Lindfield FC play their home games here during the winter. The Common is also home of the superb Lindfield Bonfire Night/Fireworks display on 5th November every year. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools. Children from this area usually attend Oathall Community College for secondary education but Warden Park is also highly regarded in nearby Cuckfield.

Haywards Heath is also within easy reach providing a more comprehensive range of shopping and leisure facilities together with mainline train station (just under a mile from this home) providing fast links to London (45 minutes to London Bridge/Victoria), Gatwick International Airport and the South Coast. By car, the motorway network is accessed via the A23(M).

The Finer Details...

Tenure: Freehold
Title Number: WSX6159
Local Authority: Mid Sussex District Council
Council Tax Band: F
Broadband Speed: Superfast (up to 80 mbps)

