



Church View Cottages
Francis Road, Lindfield, West Sussex, RH16 2

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£335,000 - Freehold

A delightful 2 bedroom character cottage dating from 1833, having been extended and updated over the years to provide accommodation including a 15ft sitting room with vaulted ceilings, bespoke fitted kitchen with granite work surfaces and bathroom with roll-top bath. The property further benefits from gas fired central heating, and the majority of walls have been re-plastered and are ready to for a purchaser to decorate according to their personal taste. Outside, there is small brick terrace to the front of the property, ideal for potted plants, and a delightful rear garden with favoured southerly aspect being fully enclosed by timbered fencing.

The property is situated in a superb 'tucked away' location just off the High Street within the conservation area and close to the parish Church. There is a nearby footpath providing access to an abundance of countryside surrounding Lindfield, providing a natural venue for walking and outdoor pursuits. The village High Street is moments away providing a good range of everyday shops and services including supermarket, butchers, bakers, greengrocer and boutique shops. Haywards Heath town is a short distance away providing a further comprehensive range of shopping and leisure facilities together with a mainline train station.



Timber front door to:

Kitchen 10'8" x 8'9" (3.25m x 2.67m) Long fitted Granite work surface with inset deep glazed sink unit and mixer tap with cupboards and integrated washing machine below. Electric cooker point. Further long fitted work surface with drawer and cupboards below with dresser style unit above, and integrated fridge and freezer below. Radiator. Central island unit with drawers and cupboards below. Ceiling downlighters. Tiled flooring. Sash window to front. Pine door to:

Inner Hall Tiled floor. Radiator. Staircase to first floor. Door to:

Delightful Sitting Room 15'5" x 9'4" (4.70m x 2.84m) A lovely, bright double aspect room with feature vaulted ceiling with Velux windows. Radiators. TV aerial and telephone points. Built in storage cupboard. Double glazed replacement windows and casement doors to outside.

Bathroom White suite comprising roll top bath with claw feet, mixer tap, hand shower unit and wall mounted shower above in tiled surround with glazed screen, low level wc and pedestal wash hand basin. Ladder towel/radiator. Tiled floor. Extractor fan. Ceiling downlighters. Built in storage cupboard housing wall mounted gas fired combination boiler.

First Floor

Small Landing Drop down hatch with ladder to boarded roof space with light and power points. Door to:

Bedroom 1 10'7" x 8'8" (3.23m x 2.64m) Double aspect. Radiator. Sash window.

Bedroom 2 10'7" x 6'5" (3.23m x 1.96m) Radiator. Built in wardrobe cupboard. Double glazed replacement window.

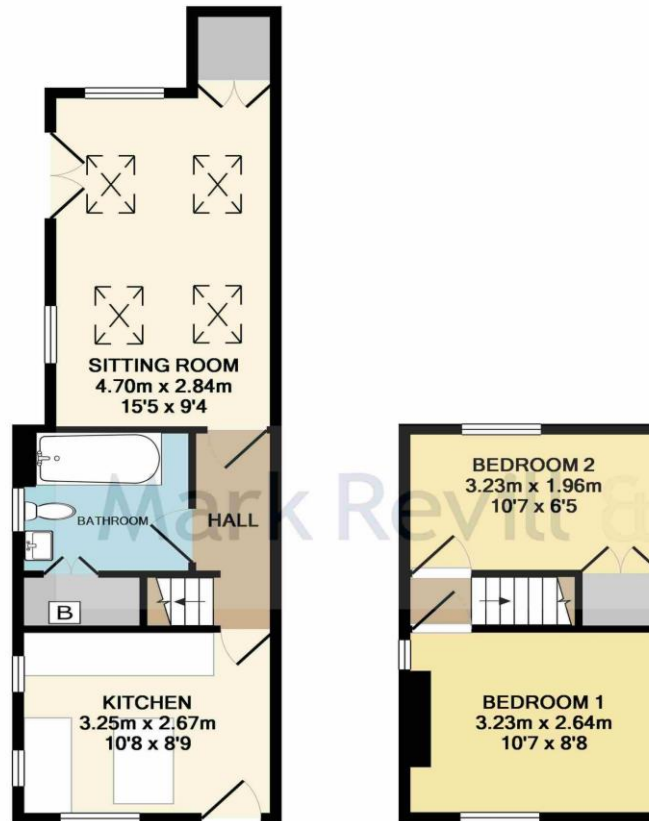


Outside

Front Garden Brick paved terrace. Timber gate and side access to :

Rear Garden With a favoured southerly aspect. Laid to paved terrace and gravel borders. Timber garden shed.





GROUND FLOOR
APPROX. FLOOR
AREA 32.3 SQ.M.
(348 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 17.3 SQ.M.
(187 SQ.FT.)

TOTAL APPROX. FLOOR AREA 49.7 SQ.M. (534 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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The floor area shown is approximate. It may have been based on a plan, which may not be to scale or may be based on a plan which is not to scale.	
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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.



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

