



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





## 62 Finches Gardens

Lindfield, RH16 2PB

Guide Price £470,000 - Freehold

A spacious 5 bedroom semi-detached house which has been extended with a loft conversion and a conservatory added to the rear. It now features a main bedroom with an en-suite shower room, an open plan kitchen/dining room, utility area and a downstairs cloakroom. Additional benefits include gas central heating, replacement double glazing and wood block flooring to the sitting room and entrance hall. Outside there is a garage located close by and the fully enclosed rear garden is mainly paved to reduce maintenance.

Finches Gardens is a highly sought after private development within a short walk of the picturesque village High Street providing a variety of traditional shops including boutiques, coffee shops, restaurants and 3 public houses. The village offers many more facilities including a modern medical centre, village hall and many social clubs and activities. The main town of Haywards Heath is just over a mile away and provides further shopping facilities and the main line station with good rail access to London, Gatwick and the coast.





**Pitched Tiled Covered Entrance Porch** Outside light point. Panelled front door to:

**Entrance Hall** Wood block flooring. Radiator. Built-in cloaks cupboard. Staircase to first floor with understairs storage area.

**Cloakroom** White suite comprising low level wc. Fitted wash hand basin with drawers and cupboards below.

**Sitting Room** 16'3" x 11'7" plus bay window (4.95m x 3.53m) Wood block flooring Feature cast iron open fireplace with inset tiles and pine surround. Adjoining gas point. Radiator. TV aerial point. Double opening doors to:

**Kitchen/Dining Room** 22'3" x 9'3" (6.78m x 2.82m) Fitted in cream 'Shaker' style units comprising long work surface with inset stainless steel one and a half bowl sink unit with mixer tap, cupboard and plumbing under for dishwasher. Inset gas hob with electric oven below and extractor canopy above. Further drawers and cupboards under. Fitted wall cupboards. Space for upright fridge/freezer. Radiator. Space for dining table. Double glazed replacement window. Half glazed door to:

**Utility Porch** Stainless steel sink unit with storage below. Plumbing for washing machine. Replacement half glazed door to garden. Door from dining area to:

**Conservatory** 11'1" x 9'3" (3.38m x 2.82m) Tiled floor. Double doors to garden.

### First Floor

**Landing** Double glazed replacement window.

**Bedroom 1** 15'1" x 11'4" max. (4.60m x 3.45m) Radiator. Double glazed replacement window. Door to:

**En-Suite Shower Room** White suite comprising corner shower cubicle with fitted shower unit in tiled surround and glass doors. Low level wc. Fitted wash hand basin. Ladder towel warmer. Shaver point.

**Bedroom 2** 11'7" x 10'10" (3.53m x 3.30m) Radiator. Double glazed replacement window.

**Bedroom 3** 10'3" x 9'4" (3.12m x 2.84m) Radiator. Double glazed replacement window.

**Modern Bathroom** White suite comprising panelled bath with fitted shower attachment and glass screen. Low level wc. Fitted wash hand basin. Ladder towel warmer. Double glazed replacement window.

### Second Floor

**Landing** Built-in storage cupboard.

**Bedroom 4** 13'1" max x 10'3" (3.99m x 3.12m) Radiator. Fitted wash hand basin. Shaver point.

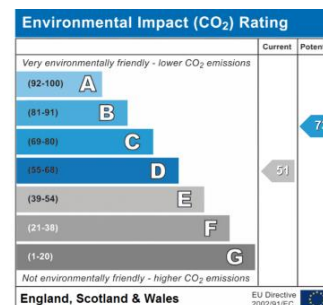
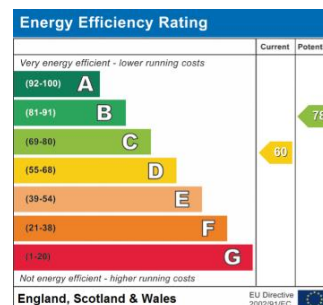
**Bedroom 5** 13'10" max x 8'6" (4.22m x 2.59m) Radiator. Fitted wash hand basin. Shaver point.

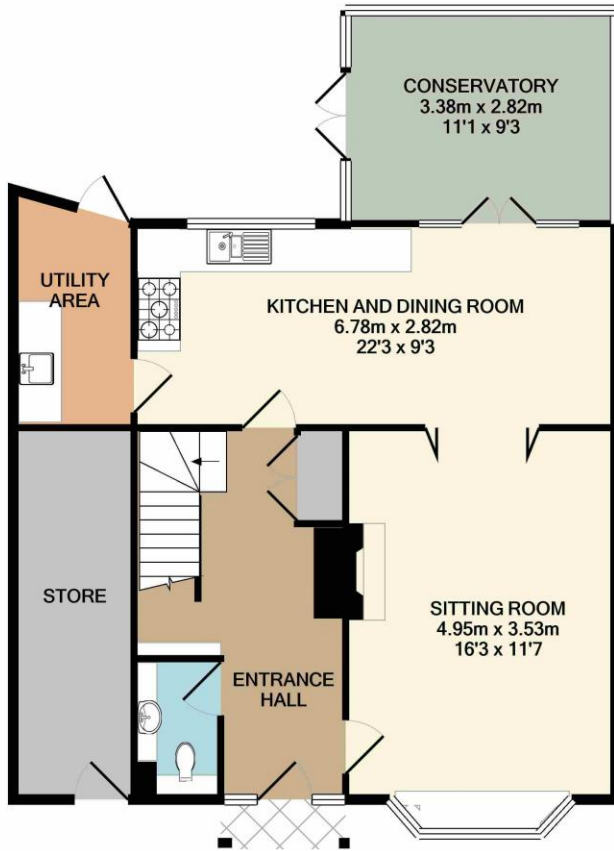
### Outside

**Garage** Located in a nearby block with up and over door.

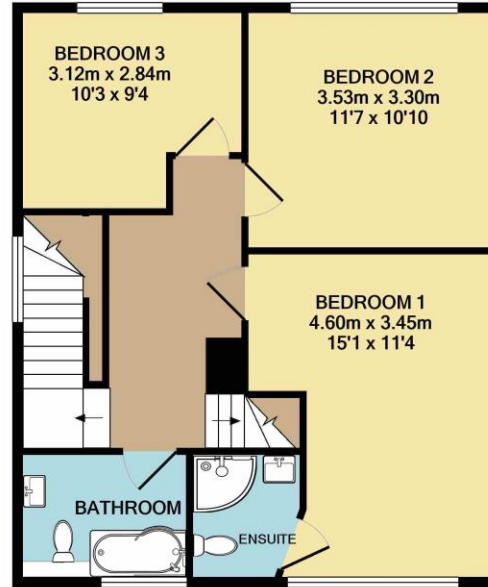
**Front Garden** Laid to lawn. Gate and side access to:

**Fully Enclosed Rear Garden** Mainly laid to paving for ease of maintenance. Raised shrub bed with retaining wall. Gate and side access.

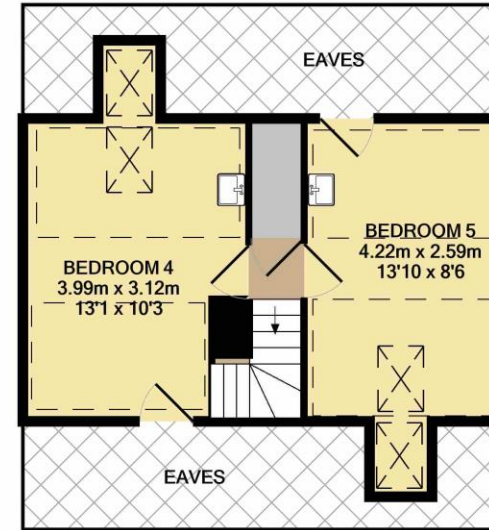




GROUND FLOOR  
APPROX. FLOOR  
AREA 80.8 SQ.M.  
(870 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 54.2 SQ.M.  
(583 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 30.2 SQ.M.  
(325 SQ.FT.)

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

