



**Eastern Road
Lindfield, West Sussex, RH16 2**



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Guide Price £325,000 - Freehold

A well laid out 3 bedroom end of terrace house benefitting from a sitting room and kitchen/breakfast room on the ground floor and shower room on the first floor. The property further benefits from replacement double glazing throughout. Outside, there is a driveway to the rear of the property, a front garden and corner plot rear garden extending to approximately 45 feet with a built in garden store. The property now offers excellent scope for comprehensive modernisation and improvement.

The property is situated in a popular location close to Lindfield's Common and High Street offering a good range of everyday shops and services including supermarket, butcher, greengrocer and modern medical centre. Well regarded local schooling is also within easy reach. Haywards Heath is about 1.5 miles away providing comprehensive shopping and leisure facilities together with a mainline train station providing fast links to London and the South Coast.



Timber front door with glazed panels to:

Hall Night storage heater. 2 built in storage cupboards. Staircase to first floor. Double glazed replacement window. Door to:

Living Room 14'10" x 10'11" (4.52m x 3.33m) Fitted gas fire. Double glazed replacement window.

Kitchen/Breakfast Room 12'11" x 8'11" (3.94m x 2.72m) Long fitted work surface with inset stainless steel sink unit and mixer tap with drawers, cupboards and plumbing for washing machine and dishwasher below. Gas cooker point with extractor above, flanked by fitted wall cupboards. Wall mounted wash hand basin. Double glazed replacement window and door to rear garden.

First Floor

Landing Hatch to roof space. Double glazed replacement window. Door to:

Bedroom 1 14'10" x 7'9" (4.52m x 2.36m) Built in airing cupboard. Range of built in wardrobes to one wall. Fitted dressing table. Night storage heater. Double glazed replacement window.

Bedroom 2 10'5" x 8'10" (3.18m x 2.69m) Fitted double wardrobe cupboard with adjacent high level cupboards. Double glazed replacement window.

Bedroom 3 9'11" x 7'0" (3.02m x 2.13m) Built in double wardrobe cupboard. Stair bulk-head. Double glazed replacement window.

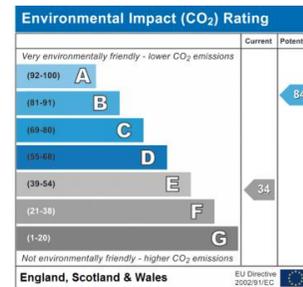
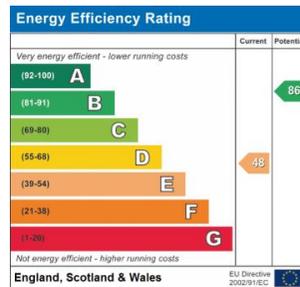
Shower Room Suite comprising fully tiled shower enclosure with wall mounted shower and glazed door, low level wc and inset wash hand basin with cupboard below. Electric heater. Tiled walls. Double glazed replacement window.

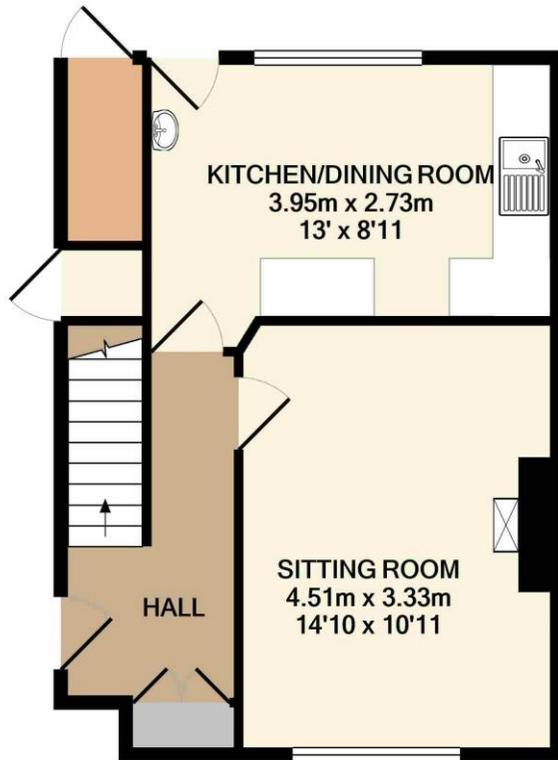
Outside

Front Garden Flower and shrub beds. Pathway to front door, and gate providing access to:

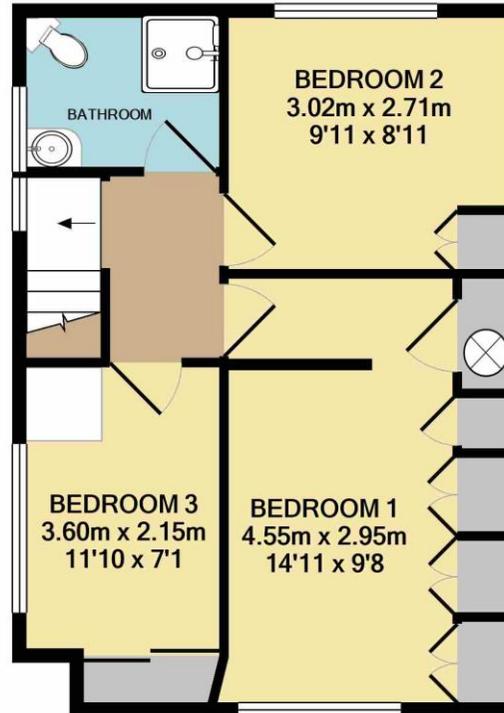
Rear Garden Extending to the side and rear of the property. Brick paved terrace. Two areas of lawn with mature conifer hedging. Timber garden shed. Large built-in garden store with double glazed replacement window. Access to:

Driveway Providing off road parking for one vehicle.





GROUND FLOOR
APPROX. FLOOR
AREA 36.6 SQ.M.
(394 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.1 SQ.M.
(399 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.7 SQ.M. (793 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.

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