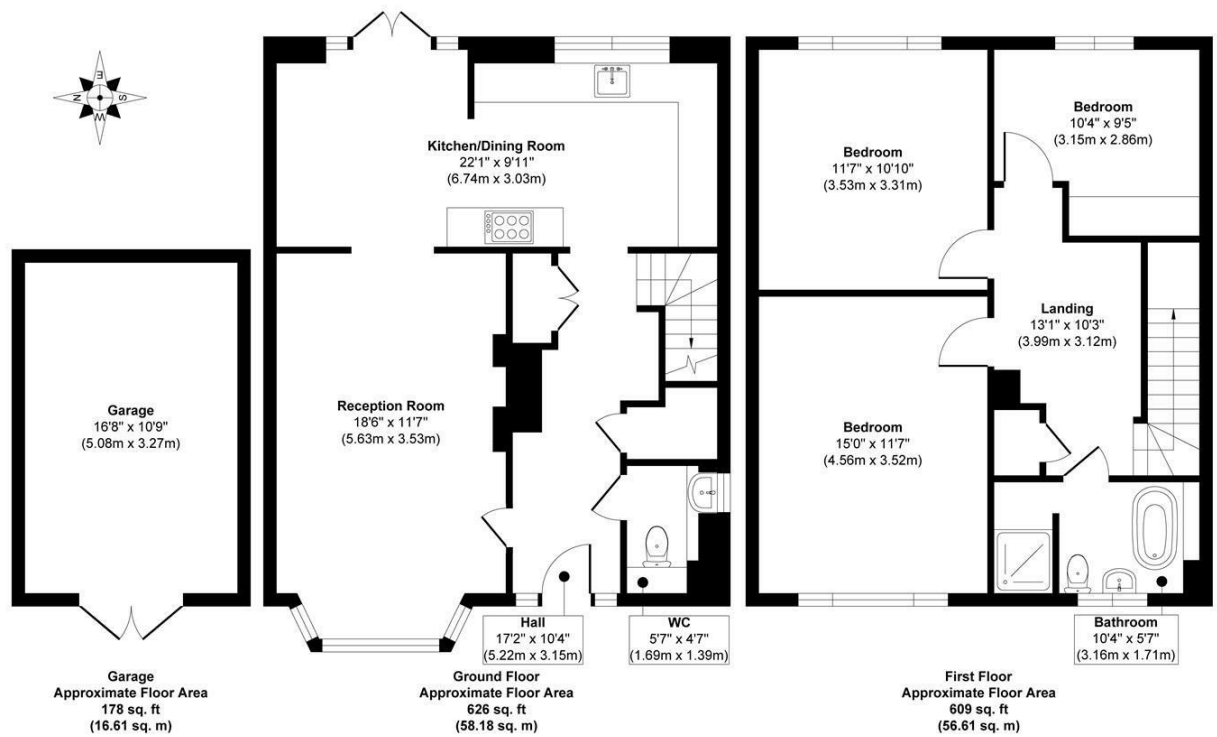




**25 Finches Gardens, Lindfield, Haywards Heath, RH16 2PA**

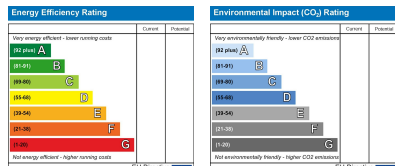
**Guide Price £575,000 Freehold**



**Approx. Gross Internal Area 1234 sq.ft / 114.62 sq.m (excluding Garage)**

**Approx. Gross Internal Floor Area 1413 sq. ft / 131.40 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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25 Finches Gardens, Lindfield, Haywards Heath, RH16 2PA

Guide Price £575,000 - £600,000

What we like...

\* Spacious, well-arrange and free flowing accommodation.

\* Three great size bedrooms.

\* Modern finishes at every turn.

\* Driveway parking for two cars and detached garage.

\* Fabulous location within easy reach of Lindfield's beautiful High Street

Guide Price £575,000 - £600,000

Welcome Home...

Quintessential village lifestyle, thriving community, great schools and easy access to Haywards Heath’s mainline station – this is the ‘Lindfield Life’ and it could be yours with this fabulous semi-detached home in the sought-after Finches Gardens.

The home was originally built in the 1960s and now offers stylish, spacious and free-flowing accommodation that is perfect both family living and entertaining.

Upon entry you’re welcomed by a generous central hallway with beautiful, original herringbone parquet flooring and two handy storage cupboards. To the left a doorway leads you through to the superb sitting room with more of that parquet flooring. The large bay window has bespoke plantation shutters and the column radiators are features.

A double opening allows you to flow through to 22ft kitchen/diner, which extends across the entire rear of the house. French doors open on to the garden to give that “inside outside” living that we all love. The kitchen itself has timeless shaker-style cabinetry sitting under wooden counters. There are plenty of integrated appliances including fridge/freezer and dishwasher. The washing machine is neatly houses in the hallway cupboard.

On the first floor you have a really generous landing, which could double up as a study space.

The main bedroom is a great size double and overlooks the front. The second double overlooks the rear and the third bedroom is much larger than average. Each bedroom is served by the beautifully refitted bathroom with stunning standalone bath tub and separate walk-in shower.

The house has had new windows and has been rewired and replumbed in the last nine years.

The large loft space is ripe for conversion and many neighbouring homes have converted the space to create a principle bedroom with ensuite.

A superb village home in a peaceful, yet convenient position to take advantage of all of Lindfield’s many benefits.

Step Outside...

Outside you have a well kept and garden which has been cleverly landscaped with clearly designated zones. There is an expanse of level lawn, great for children to play, and a sunken decked terrace which is the perfect spot for some al-fresco dining.

To the side our clients have built a detached timber garage, which is fully powered. They have also created driveway parking for two cars – an immense benefit in this close.



Lindfield Life...

Finches Gardens is one of the best positioned closes in lovely Lindfield - one of the South East's most sought-after villages. The historic High Street is home to the picture-postcard village pond and it less than a five minute walk from your front door. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint of ale or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and The Limes Thai', whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works and The Black Duck are the favourite spots to grab a flat white.

The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools - both rated Outstanding by OFSTED. Children from this area usually attend Oathall Community College for secondary education - all within walking distance of the house. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory. For dog walking you have endless walks on your doorstep and can easily walk out to Ardingly Reservoir via the rear gate.

Haywards Heath's mainline station is easily accessible (25 min walk) and provides fast commuter 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 Specifics

Title Number: SX71925

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

