



**Linden Grove,
Lindfield, RH16 2EE**

**Guide Price
£475,000 - £500,000**



1



3



1

Tucked away within a quiet residential cul-de-sac in the heart of Lindfield village, this attractive three-bedroom mid-terraced home is offered to the market with the significant benefit of no onward chain.

The property offers well-balanced accommodation arranged over two floors. A welcoming entrance hall leads through to a spacious sitting/dining room spanning the rear of the property, providing an ideal space for both everyday family life and entertaining, with direct access to the rear garden. The fitted kitchen is positioned at the front of the house and offers a practical layout with ample cupboard and worktop space. To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable third bedroom, all served by a family bathroom.

A particular advantage of the property is the integral garage, offering excellent storage or future potential (subject to any necessary consents), together with a private driveway providing off-road parking for two vehicles.

Outside, the rear garden is fully enclosed and offers plenty of potential for buyers looking to create their own outdoor space. While it would benefit from some improvement, it provides a blank canvas for landscaping, planting or creating an attractive entertaining area.

Linden Grove enjoys an enviable location just a short stroll from Lindfield's historic High Street, renowned for its independent shops, cafés, restaurants and traditional public houses centred around the picturesque village green.

Excellent local schools, recreational facilities and beautiful countryside walks are all within easy reach, whilst nearby Haywards Heath offers extensive shopping facilities and a mainline railway station with fast and frequent services to London Victoria, London Bridge and Brighton.

Tenure: FREEHOLD

No onward chain.





Buses

3 minute walk



Shops

Co-Op
8 minute walk



Trains

Haywards Heath
1.3 miles



Airport

Gatwick
13.7 miles



Roads

A23/M23
6.1 miles



Sport & Leisures

Dolphin Leisure
1.9 miles



Rental Income

£tbc pcm



Schools

Lindfield Primary
6 Minute walk



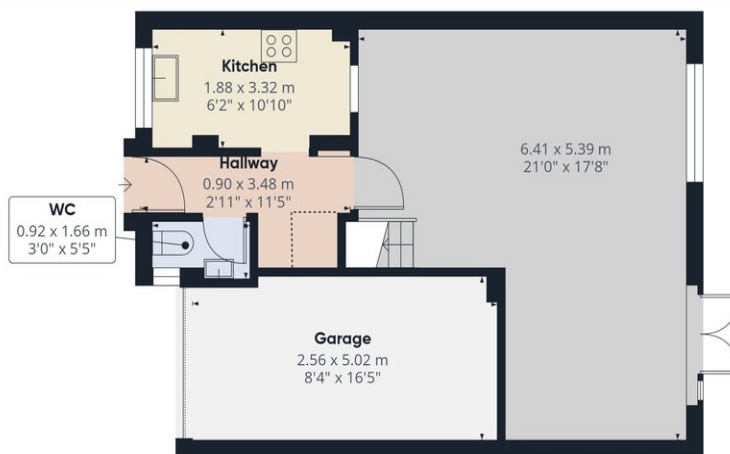
Fibre Broadband

Up to
1800 Mbps

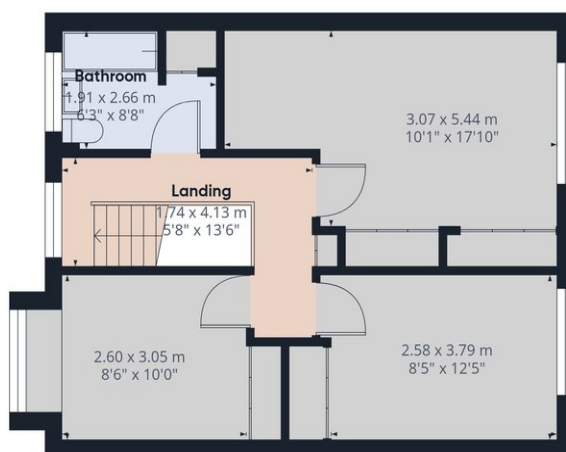


Council Tax

Band
E



Ground Floor



Floor 1

Approximate total area⁽¹⁾

101.9 m²
1099 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

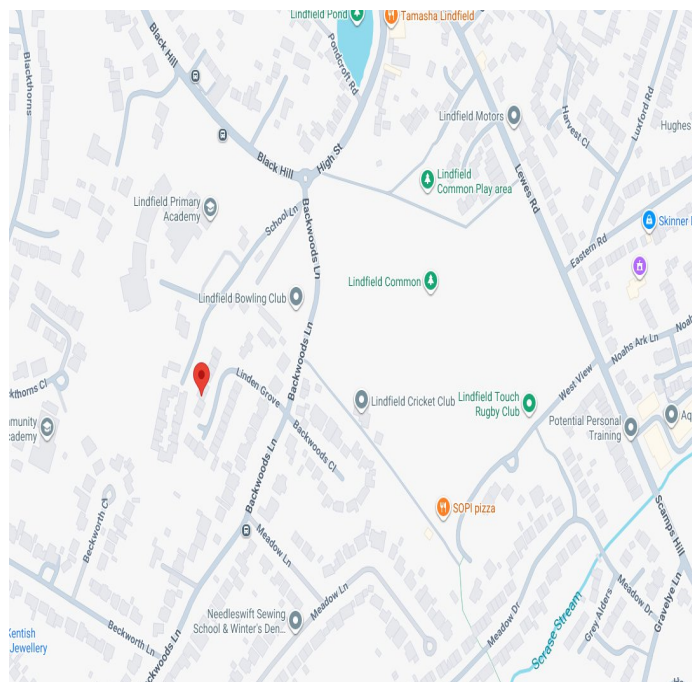
Reduced headroom

..... Below 1.5 m/5 ft

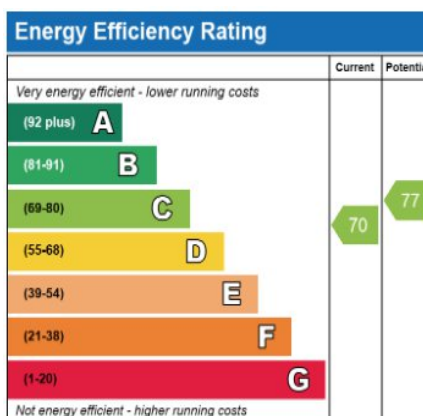
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

01444 474447
hhsales@brocktaylor.co.uk