



Frederick Cottages, Lewes Road, Lindfield, Haywards Heath RH16 2LF

welcome to

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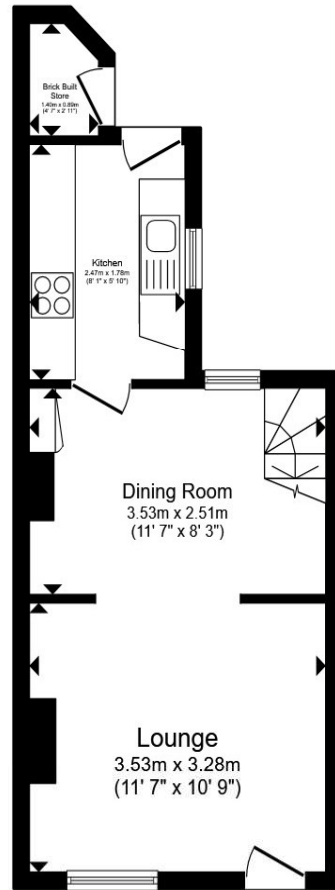
Fox and Sons are delighted to offer this characterful end of terrace cottage to the market. Two levels of accommodation can be found inside which includes : There is a lounge to be found at the front of the property with open fire and period fire surround, this leads through to a dining room as well. The kitchen is a good size, bright with a favoured dual aspect, well appointed with numerous storage options and a garden view,

Upstairs there are two bedrooms and a bathroom with white suite.

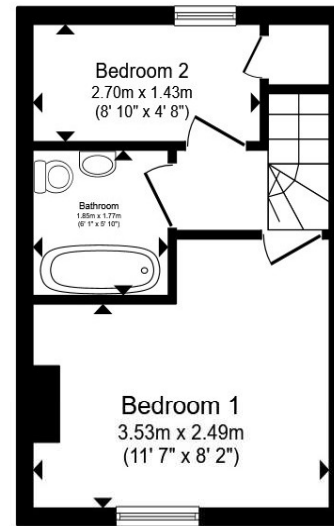
Outside there is a south westerly walled garden with lovely sunny seating area and shed. Lindfield has been voted the best village in the southeast of England by the Sunday Times Best Places to Live guide. The village was praised for its historic architecture and tranquil pond. It also boasts a rich history, evident in its well-preserved architecture, with over 40 medieval houses standing today. The village's duck pond and the surrounding countryside have been named an Area of Outstanding Natural Beauty, contributing to its appeal as a picturesque place to live.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 52.9 m² (569 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Frederick Cottages, Lewes Road, Lindfield Haywards Heath

- A charming two bedroom period cottage
- End Terrace Lounge / dining room
- Dual aspect kitchen with garden view
- Bathroom
- Separate WC
- South westerly facing walled garden
- Sought after location the in centre of Lindfield
- No on going chain

Tenure: Freehold EPC Rating: E Council Tax Band: B

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HHT110474



Property Ref:
HHT110474 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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