



**Connells**

Langridge Langridge Lane  
Haywards Heath



## Property Description

Tucked away at the very end of a private lane, this detached four bedroom home is set within a generous plot circa 0.4 acres and is centrally positioned within wrap around gardens and with gated access, parking and detached single garage. Offered to the market for the first time in over 90 years this family home is already a substantial size of over 2000 sq ft, however gives plenty of scope for potential extensions and improvements (stnc)

Internally the accommodation is arranged over two floors. The ground floor includes two separate reception rooms with wood flooring, a dining area with patio doors giving garden access and kitchen with utility room and large walk in pantry.

The second floor is comprised of four generous double bedrooms with plenty of space for storage and some already including built in storage. There is also a family bathroom and all rooms have lovely views of the outside space.

Externally the mature garden offers a good degree of privacy, and is well maintained by a regular landscaper with an array of mature planting, water feature, outside stores and vegetable patch. There is also convenient private parking for at least two vehicles and detached garage as you approach the grounds.

## Location

Haywards Heath is a popular town situated in the Weald, approximately 18.7 miles (30 km) north of Brighton, 4.2 miles (6.7 km) north of Burgess Hill, 2.3 miles (3.7 km) south east of Cuckfield and 1.8 miles (2.8 km) south west of Lindfield. It has a vast range of shops including Marks and Spencer, Boots, Superdrug, Waitrose and Sainsbury's. There are many bars and restaurants, plus a main line station offering regular services to London, Gatwick Airport and the South Coast. Main road networks provide straight forward access to Brighton, Horsham and Gatwick.

The surrounding areas provide attractive green spaces and beautiful woodland, with a choice of picturesque villages and country public houses to visit

## Outbuildings

Garage

Garden House

## Ground Floor

Porch

### Reception Room

22' 4" (max) x 13' 3" (max) ( 6.81m (max) x 4.04m (max) )

### Dining Room

12' 4" x 10' 6" ( 3.76m x 3.20m )

### Sitting/Dining Room

23' 10" (max) x 10' 10" (max) ( 7.26m (max) x 3.30m (max) )

### Kitchen

11' 6" (max) x 9' 2" (max) ( 3.51m (max) x 2.79m (max) )

### Utility Room

10' 11" (max) x 10' 5" (max) ( 3.33m (max) x 3.17m (max) )

Green House

Pantry

W.C.

Store

Store

## First Floor

### Bedroom 1

22' 2" (max) x 12' 5" (max) ( 6.76m (max) x 3.78m (max) )

### Bedroom 2

13' 3" (max) x 11' 2" (max) ( 4.04m (max) x 3.40m (max) )

### Bedroom 3

11' 1" (max) x 10' 8" (max) ( 3.38m (max) x 3.25m (max) )

### Bedroom 4

13' 3" (max) x 7' 8" (max) ( 4.04m (max) x 2.34m (max) )

W.C

Bathroom









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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: F**

Tenure: Freehold

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