



BRITISH  
PROPERTY  
AWARDS

2022  
★★★★★

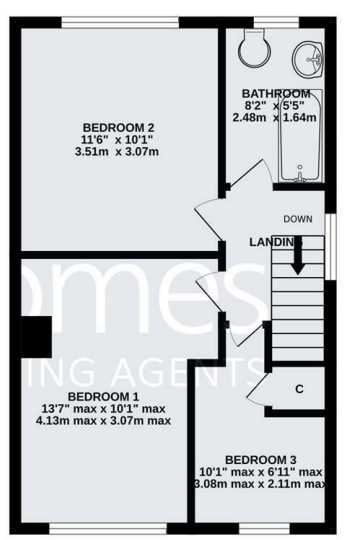
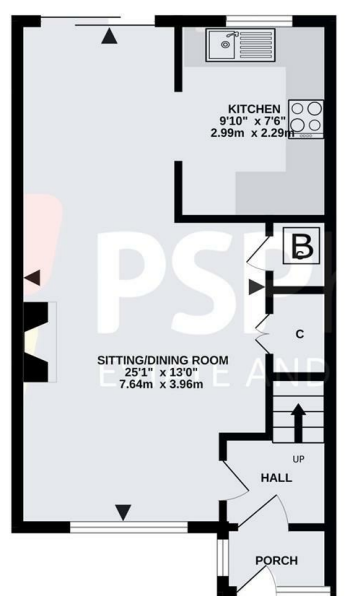
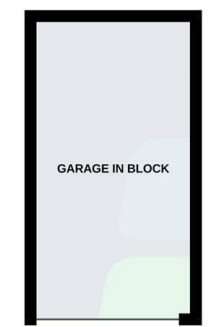
**GOLD WINNER**

PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



**71 Fieldway, Lindfield, West Sussex, RH16 2DE**

**Guide Price £425,000 Freehold**



AREA EXCLUDES GARAGE  
TOTAL FLOOR AREA: 796sq.ft. (74.0 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency Rating: 85 (Current), 60 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: A (Current), B (Potential)



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VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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## 71 Fieldway, Lindfield, West Sussex, RH16 2DE

### What we like...

- \* 25 ft open plan living/dining room with log burner and doors onto garden.
- \* Three good size bedrooms - no box room
- \* Lovely outlook over central green.
- \* Driveway parking for up to three cars plus a garage in nearby block.
- \* Scope to extend to the rear and into loft, STPP.

### The Home...

If you're looking for a home in one of the South East's most desirable villages then look no further than this fabulous end-terrace home in Fieldway, Lindfield where you can enjoy the most quintessential village lifestyle with easy access to Haywards Heath Station for commuting.

The position is particularly pleasant, overlooking a central green and upon entry you have a very useful porch – great for shoes & coats. The original mid-century front door has been painted in a striking yellow and is a very cool retro feature.

The open plan living space is dual aspect and, without doubt, the hub of this home. It is a tastefully decorated space and bathed in natural light via the large south facing window that looks towards the green.

The sitting area has a log burner that makes it a cosy space on a chilly winter's evening. The dining area sits adjacent to the kitchen and the sliding doors open on the garden – great for "inside-outside" living during the summer months.

The kitchen itself has modern high gloss cream units. There is an integrated oven, hob and space for washing machine, fridge/freezer and integrated dishwasher (currently not in working order).

On the first floor you have two good size double bedrooms (one to the front, one to the rear) and a generous third bedroom (see floorplan) with built in storage cupboard over the stairs. Each bedroom is served by the modern family bathroom with power shower and heated towel rail to keep your towels warm & fluffy.

The home has gas fired central heating, is fully double glazed and there is an 'ultrafast' broadband connection available for those who like to stream or work from home (up to 1,000 mbps download).

### Step Outside...

Stepping outside you have a delightful garden with a decked terrace that is the perfect spot for some 'al-fresco' dining. The expanse of level lawn is ideal for children and pets and the garden is fully enclosed with fencing and side access.

To the front you have driveway parking for three cars – a real advantage for Fieldway homes.

### Scope/Potential...

Potential wise, there is plenty of offer. You have a large loft space that is ripe for conversion into a large master bedroom with ensuite. There is also scope to extend to the rear to create a large open plan kitchen space. Any work is of course subject to any necessary consents but neighbouring homes have undertaken similar extensions.



### Lovely Lindfield....

Fieldway is a residential close lying off By Sunte in the delightful village of Lindfield - without doubt one of the most desirable villages in the South East (Sunday Times). The historic High Street is home to the picture-postcard village pond and it a two 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 Harveys 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 Black Duck are the favourite spots to grab a flat white. For a doer of city life, the cosmopolitan Brighton & Hove is just over 14 miles distant and provides world class shopping at The Lanes.

The area enjoys some fantastic schooling in both the private and state sectors. Children from Fieldway usually attend Lindfield or Blackthorns Primary Schools in the village and Oathall Community College for secondary. Haywards Heath offers a Sixth Form College too.

Haywards Heath's mainline station is just a mile distant and provides fast, regular services to London (Victoria/London Bridge in 47 mins), Brighton (20 mins) and Gatwick International Airport (15 mins) making this the perfect mix of rural living with pure connection convenience.

By car you can reach surrounding areas via the A272 and A23(M), with the latter lying around 6 miles west at Bolney/Warbling.

### The Specifics

Title Number: SX90789

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast - 1000 bps download

Residents Association: "Meadowlands" - residents contribute circa £120 p.a. for upkeep of the green and private garage access roads etc.

We believe this information to be correct but recommend intending buyer check details personally.

