



30 Langmore Lane, Lindfield, West Sussex, RH16 2BD

Guide Price **£825,000 Freehold**

Mansell McTaggart Lindfield



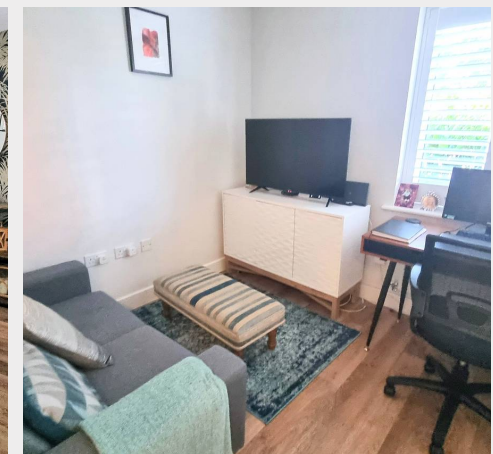
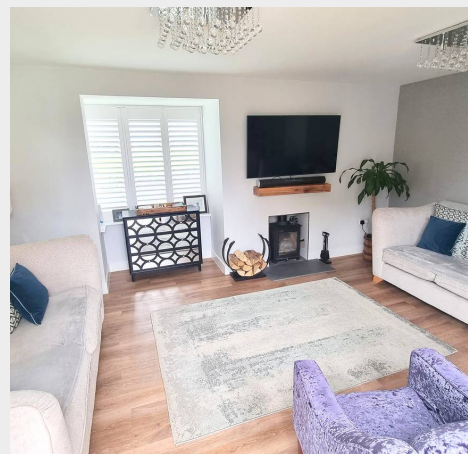
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A SUPERB MODERN VILLAGE FAMILY HOME

A wonderful modern family home presented in First Class order built by David Wilson Homes in 2017 to 'The Layton' design. Available with NO CHAIN

4 Double Bedrooms, 3 Receptions, 2 Bath/Showers + Double Width Driveway + Double Garage (one has been converted into a Home Gym) + EV Point

- **Entrance Hall** stairs to first floor, store cupboard
- **Cloakroom/WC** fitted with a modern white suite
- **Study** phone point and front window
- **Kitchen / Breakfast Room** fitted units at eye and base level, Quartz worktops, integral fridge, freezer, dishwasher, oven/grill, 6-ring AEG gas hob + central island / breakfast bar + French doors to garden
- **Utility Room** space for domestic appliances, worktops, cupboard with 'Ideal as boiler and garden access
- **Sitting Room** double aspect with bay to side, fitted wood burning stove and French doors to garden
- Bay fronted **Dining Room** space for table / chairs
- **First Floor** landing, airing cupboard with hot water cylinder and loft hatch
- **Bedroom 1** double aspect and fitted wardrobes
- **En-Suite Shower Room** modern white suite, tiled shower cubicle, low level WC, wash basin, heated towel rail and opaque rear window
- **Additional 3 Double Bedrooms** - all with built-in wardrobes
- **Family Bathroom** modern white suite, bath, shower unit / screen, low level WC, wash basin, opaque front window
- Double glazing + gas fired central heating



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EPC Rating: B and Council Tax Band: F

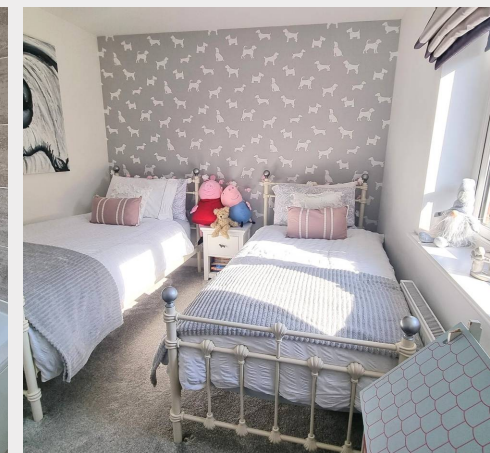
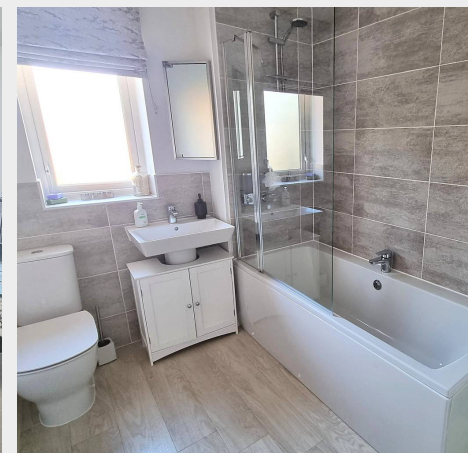
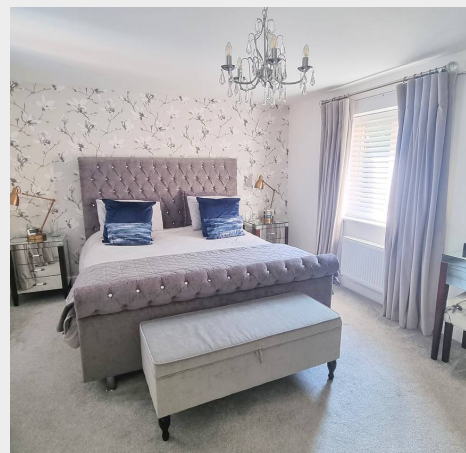
OUTSIDE - Areas of Front and Side Gardens with gated access into the enclosed and improved 32' deep x 34' wide **South Facing Rear Garden** re-landscaped in 2021, enlarged paved patio ideal for table and chairs plus Astro turf, brick wall and timber fencing and summerhouse with hot tub. Door into **Home Gym** power and lighting. 48' x 19' **Driveway** for several vehicles leading to the **Double Garage** plus **Electric Vehicle** charging point installed

LOCATION - Langmore Lane is situated within the Heathwood Park Development on the village outskirts with the picturesque tree-lined High Street only 1.5 miles distant with a traditional range of shops, stores, boutiques, churches, pond and common. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (1.5 miles), Blackthorns Primary School (2.2 miles), Oathall Community College Secondary School (2.1 miles) and Warden Park Secondary School (3.1 miles). The local area is well served by several independent schools including: Great Walstead (1.8 miles) and Ardingly College (4.1 miles).

STATION - Haywards Heath mainline railway station (2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



THE LAYTON

FOUR BEDROOM HOME

THIS FLOORPLAN IS HANDED



Ground Floor

Kitchen/Breakfast	4750 x 3487 mm	15'6" x 11'4"
Lounge	3727 x 5040 mm	12'2" x 16'5"
Dining	4100 x 2514 mm	13'5" x 8'2"
Utility	1887 x 1985 mm	6'2" x 6'5"
Study	2727 x 2512 mm	8'9" x 8'2"
Cloakroom	1499 x 1899 mm	4'9" x 6'2"



First Floor

Bedroom 1	3727 x 5141 mm	12'2" x 16'9"
En suite	1467 x 2084 mm	4'8" x 6'8"
Bedroom 2	2788 x 4460 mm	9'1" x 14'6"
Bedroom 3	3251 x 3330 mm	10'7" x 10'9"
Bedroom 4	4070 x 2750 mm	13'4" x 9'0"
Bathroom	2201 x 2698 mm	7'2" x 8'9"

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. Floor plans are indicative only to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or -50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Advisers for details of the treatments specified for individual plots. Computer generated images are for general guidance only and are not intended to form part of any contract or warranty. Furniture shown is for illustrative purposes only. SP_The Layton_Feb_2016

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DAVID WILSON HOMES
WHERE QUALITY LIVES

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