





10 Meadowsweet Drive, Lindfield, RH16 2DY

A modern 3 Bedroom, 2 Bath/Shower Room detached village home tucked away on the edge of the popular Heathwood Park Development built by David Wilson Homes in 2016 to 'The Ashworth' design

- Solid front door Reception Hall storage
- Ground floor Cloakroom/WC
- Kitchen/Breakfast Room fitted range of units + appliances + space for table and chairs
- Full width Sitting / Dining Room new carpet + doors to garden
- First Floor: landing, airing cupboard (hot water cylinder) + loft hatch
- 3 Good Size Bedrooms
- Bedroom 1 + En-Suite Shower Room
- Modern white Family Bathroom
- Ring Pro doorbell + floodlight camera
- Karndean floor in Hall + Cloakroom
- (FTTP) Fibre To The Premises installed
- Private Driveway + EV charging point
- 20'4 x 10'9 Garage pitched roof, up and over door, power + lighting
- Improved (43' x 20') split level North West Facing Rear Garden (2024) silver granite patio, railway sleepers, lawn, fencing + side gate
- Walking distance of the village Common, High Street + highly regarded local schooling



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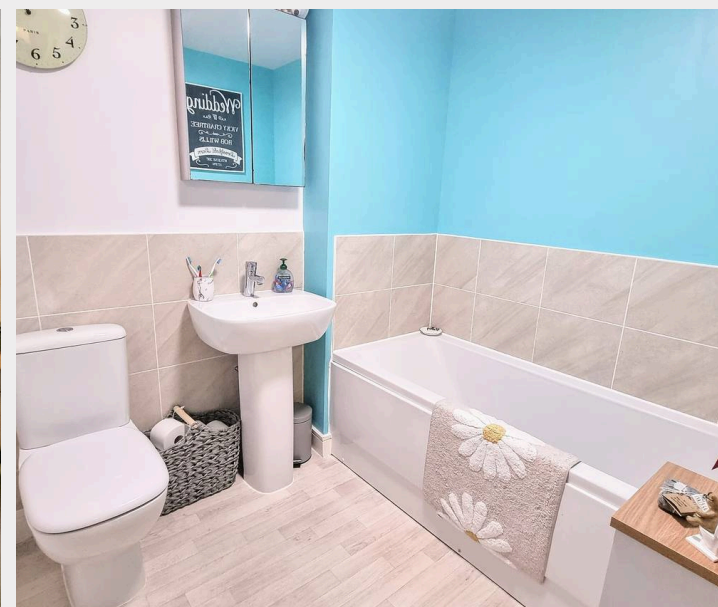
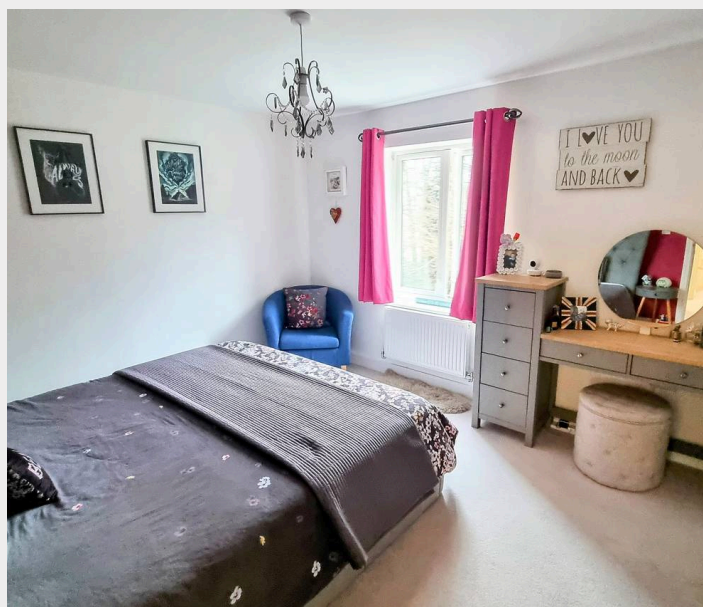
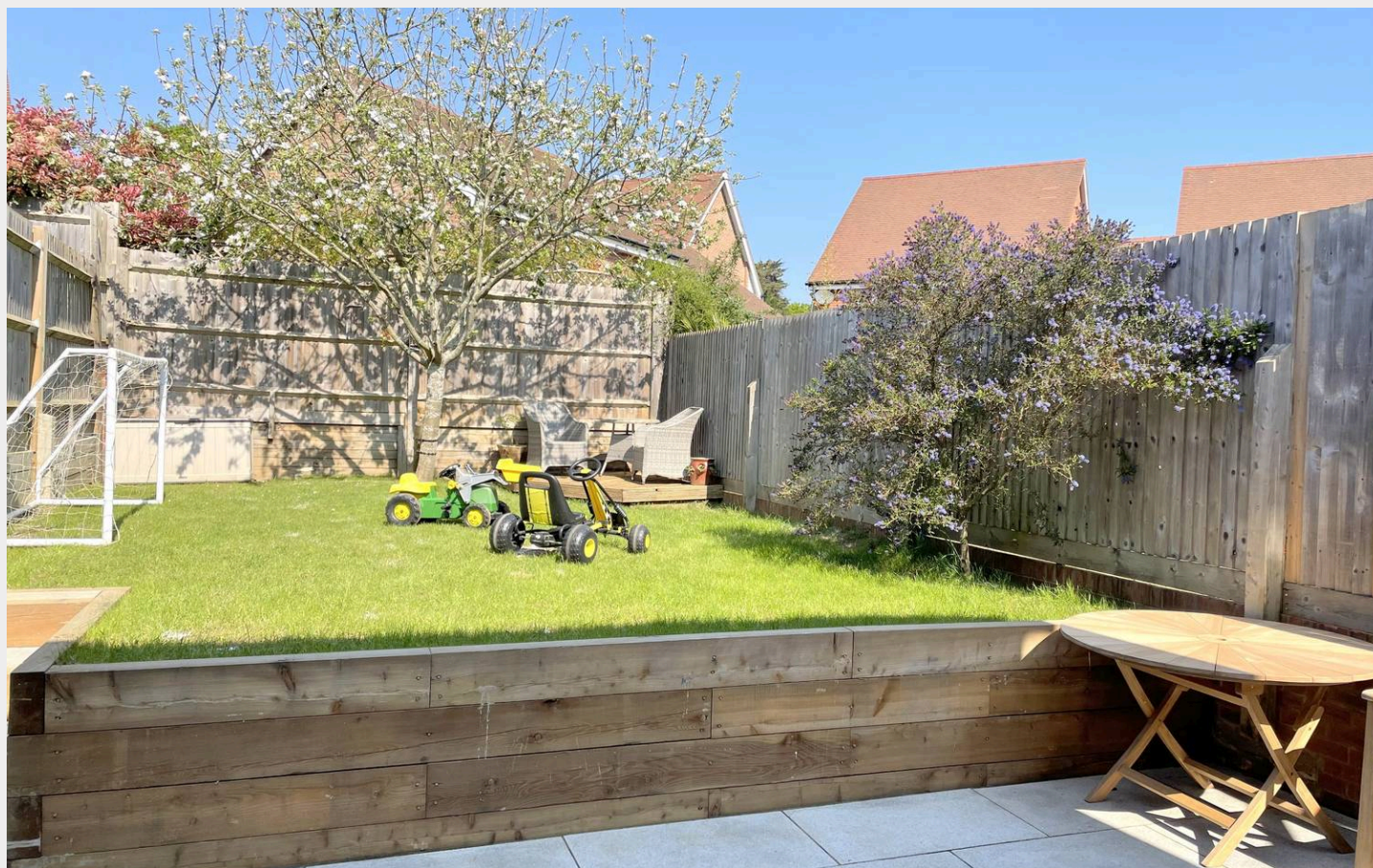
EPC Rating: B and Council Tax Band: E

LOCATION - Meadowsweet Drive is located off Langmore Lane 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, common and historical properties. 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.

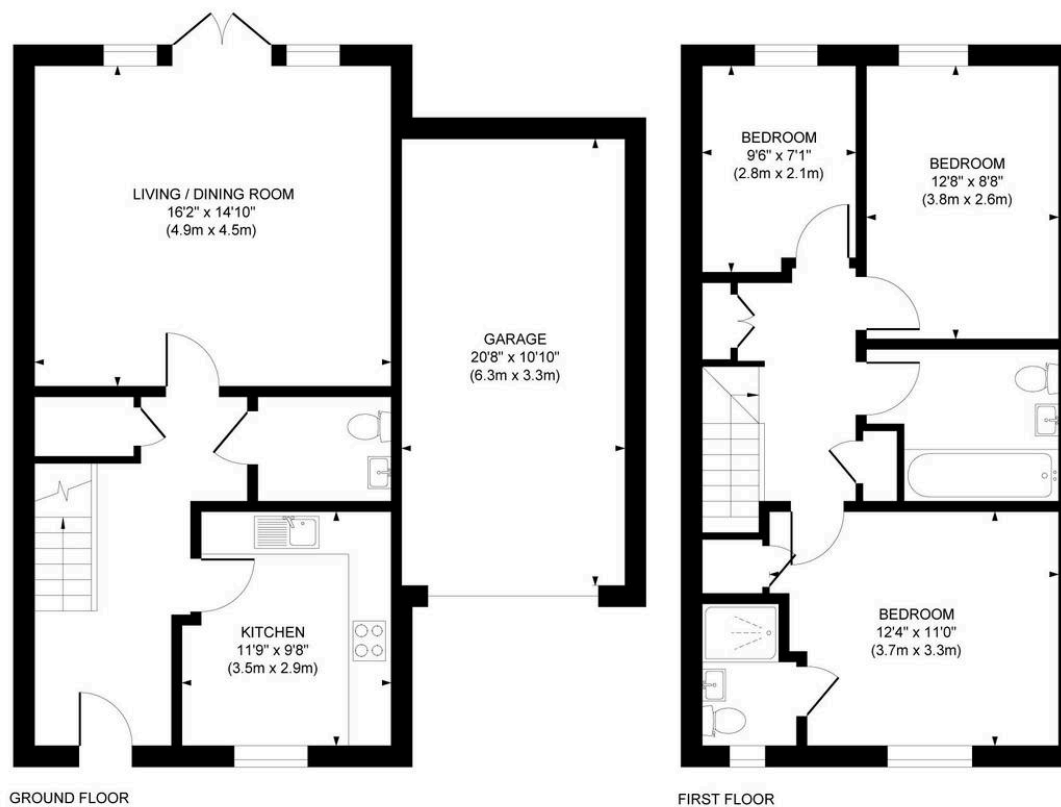
SCHOOLS - Lindfield Primary School (1.5 miles), Blackthorns Primary School (2.2 miles), Oathall Community College Secondary School (2.1 miles) and Warden Park Secondary School (3 miles). The local area is well served by several independent schools including; Great Walstead (1.8 miles) and Ardingly College (4 miles).

STATION - Haywards Heath mainline railway station (1.9 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15mins) and Brighton (20 mins).



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Approximate Gross Internal Area
1262 sq. ft / 117.26 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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