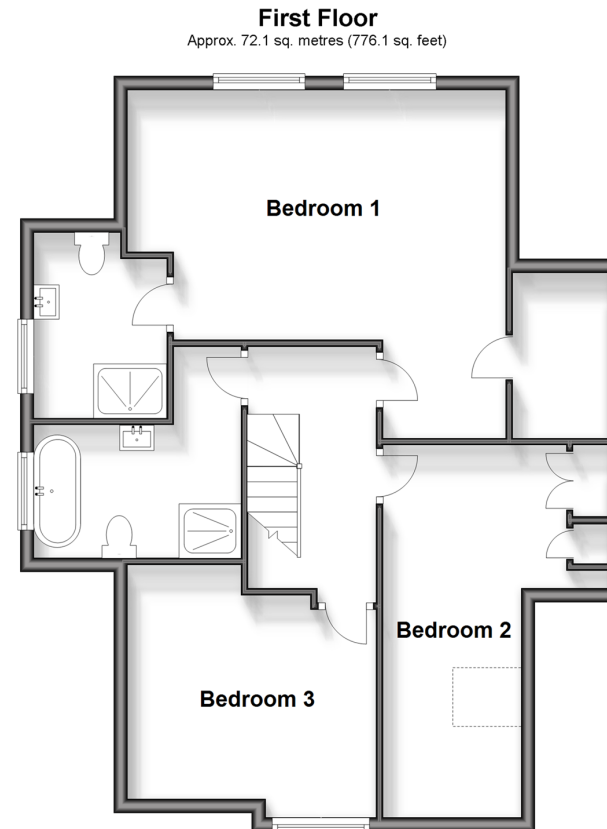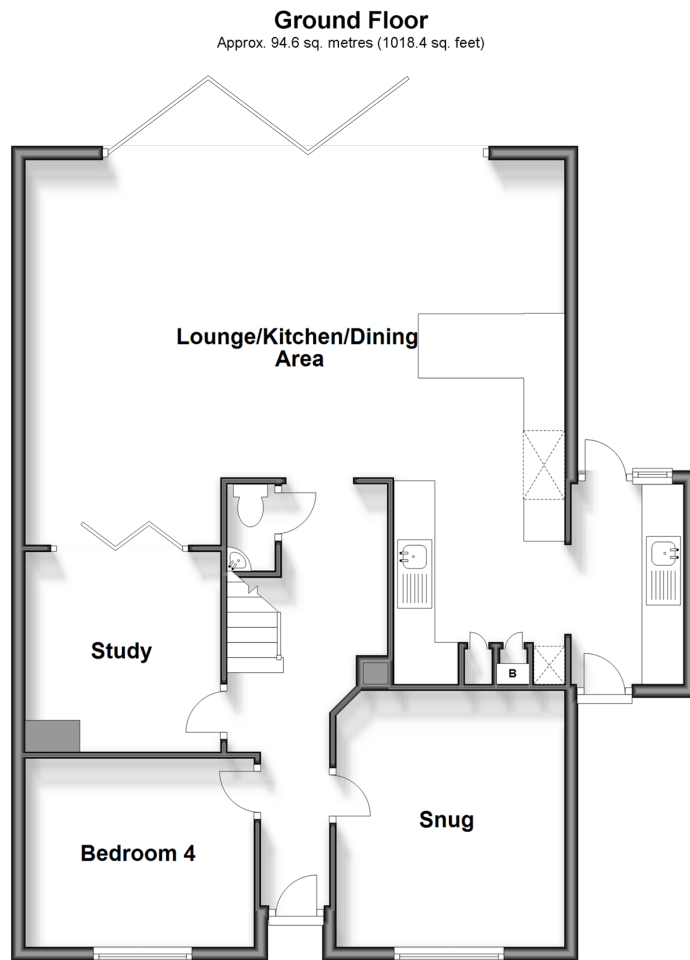**Guide Price**

£950,000

Freehold

4x 🛏 2x 🛁 3x 🛋

Backwoods Lane, Lindfield, Haywards Heath, West Sussex, RH16

OVER 60?
Secure this property for up to **59% less!**

cubitt&west

Helping you move forwards

Ground Floor
Approx. 94.6 sq. metres (1018.4 sq. feet)

Lounge/Kitchen/Dining Area

Study

B

Bedroom 4

Snug

First Floor
Approx. 72.1 sq. metres (776.1 sq. feet)

Bedroom 1

Bedroom 2

Bedroom 3

Accommodation

GROUND FLOOR
Entrance Hallway

Cloakroom

Lounge/Kitchen/Dining Area: 26'3 maximum x 23'11 maximum (8.01m x 7.29m)

Snug: 12'3 x 10'11 (3.74m x 3.33m)

Bedroom 4: 11'0 x 8'11 (3.36m x 2.72m)

Study: 9'6 x 9'6 (2.90m x 2.90m)

Utility Room

FIRST FLOOR
Landing

Bedroom 1: 18'0 x 17'3 (5.49m x 5.26m)

Walk-in Wardrobe: 8'1 x 4'1 (2.47m x 1.25m)

En-Suite Shower Room

Bedroom 2: 17'9 x 10'4 at widest point (5.41m x 3.15m)

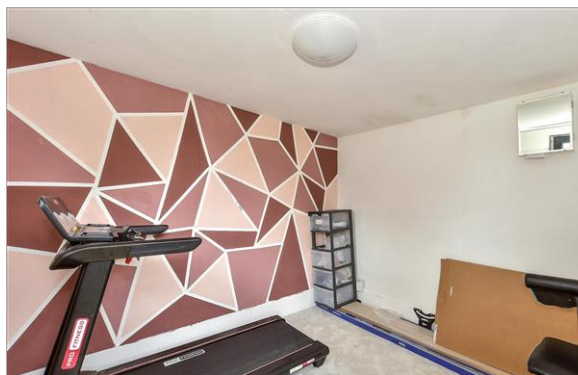Bedroom 3: 11'11 x 10'7 at widest point (3.63m x 3.23m)

Bathroom

OUTSIDE
Front & Rear Garden

Off Road Parking

OUTBUILDING
Gym: 9'4 x 7'7 (2.85m x 2.31m)

Storage: 9'10 x 9'4 (3.00m x 2.85m)

Main features

- Extended detached home
- Large secluded garden with outbuilding with power
- Large driveway with parking for multiple vehicles
- Large kitchen/dining room with integral fridge/freezer & breakfast bar
- Bi-fold doors leading to secluded rear garden
- EV Charging point
- All bedrooms are doubles

Nearest Schools

Primary Schools: Lindfield Primary 0.1 miles, Blackthorns Community Primary, Lindfield 0.1 miles

Secondary Schools: Oathall Community College 0.3 miles, Warden Park School 2.1 miles, Ardingly College 2.3 miles

Transport Information

Train Stations: Haywards Heath 0.9 miles, Wivelsfield 3.2 miles, Balcombe 4.0 miles

Address

Backwoods Lane, Lindfield, Haywards Heath, West Sussex, RH16

Directions

For directions to this property please contact us.

Call Haywards Heath Branch 01444 411132 ■ **cubittandwest.co.uk**

The Property Ombudsman

INVESTORS IN PEOPLE

EPC RATING

CURRENT: C(74)

POTENTIAL: B(84)

2270598/20250312/BS1/DD