

HAMLYN SMITH

ASKING PRICE £650,000

EASTERN ROAD, LINDFIELD

4 BEDROOMS
2 RECEPTION ROOMS
2 BATH/SHOWER ROOMS

A STONES' THROW FROM LINDFIELD COMMON

An attractive four-bedroom family home in the heart of sought-after Lindfield, featuring a stunning Howdens kitchen-diner with NEFF appliances and quartz worktops, a cosy sitting room with log burner, utility room, two bathrooms and driveway parking for two cars. Just a short stroll from the picturesque village High Street and Common.

- Spacious & Extended 4-Bedroom Home
- 2 Bath/Shower Rooms & Separate Utility Room
- Cozy Living Room with Log-Burning Stove
- Open-Plan Kitchen-Diner with Bi-Folds and Howdens Kitchen
- Sunny South-Facing Rear Garden with Patio Area & Lawn
- Off-Road Parking for 2 Cars
- Modernised & Redecorated Throughout
- 5-Minute Walk to Lindfield High Street & Stones' Throw from the Common
- Council Tax Band C & EPC Rating D (Has improved since last undertaken)





















Gross Internal Floor Area 1148 sq.ft (107 sq.m)

Illustrations for identification purposes only, measurements are approximate, not to scale





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Occupying a wonderful position just a short stroll from Lindfield's picturesque village High Street, this attractive four-bedroom family home offers approximately 1,150sqft of well-arranged accommodation, combining generous living spaces with the charm and convenience of one of Mid Sussex's most desirable villages.

To the front of the property, a shingled driveway provides off-road parking for two vehicles with an Electrical Vehicle Charging Point, with convenient side access leading through to the rear garden. Stepping inside, a spacious and welcoming entrance hallway creates a lovely first impression, with stairs rising to the first floor and a useful area beneath, ideal for additional storage or even a cosy spot for the family dog. The hallway extends towards the rear of the house, opening into the impressive kitchen and dining space. Positioned at the front is a lovely, well-proportioned sitting room, enjoying plenty of natural light and featuring an attractive log-burning stove that creates a cosy focal point. A separate utility room provides valuable additional storage and laundry space, while a conveniently positioned ground-floor shower room adds to the practicality of the accommodation. To the rear, the house really comes into its own with a wonderful open-plan kitchen and dining area, creating a bright and sociable heart to the home. The stylish Howdens kitchen has been beautifully appointed with elegant quartz worktops, integrated NEFF appliances and an instant boiling water tap, combining quality finishes with everyday practicality. A peninsula-style layout provides generous preparation space while maintaining a natural connection with the adjoining dining area. Surrounded by windows, the dining space is wonderfully light and airy, offering a delightful setting for everything from relaxed family breakfasts to entertaining friends, with lovely views towards the rear garden and underfloor heating in this part.

Upstairs, the first-floor landing leads to four bedrooms and the family bathroom. The principal bedroom is a particularly comfortable double room, enjoying twin windows overlooking the rear garden, while the second bedroom also offers generous proportions. Two further bedrooms provide excellent flexibility for growing families, guests or those working from home. A family bathroom, complete with bath, wash basin and WC, completes the accommodation.

The location is undoubtedly one of the property's greatest attractions. Lindfield is widely regarded as one of West Sussex's prettiest villages, celebrated for its beautiful, tree-lined High Street, historic architecture and wonderful sense of community. A delightful collection of independent shops, cafés, restaurants and traditional pubs are all within easy reach, together with the picturesque village pond and expansive Common, where cricket matches, leisurely walks and community events form part of everyday village life. Families are particularly well catered for, with well-regarded local schools nearby, while neighbouring Haywards Heath offers extensive shopping and leisure facilities, together with a mainline railway station providing convenient connections to London, Brighton and Gatwick Airport. Beautiful Sussex countryside is also close at hand, offering endless opportunities for walking and exploring. Combining the warmth of traditional village life with excellent everyday convenience and connectivity, this is a wonderful opportunity to enjoy everything that makes Lindfield such a special place to call home.

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