

MANSELL McTAGGART
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14 Langmore Lane, Lindfield, West Sussex, RH16 2EP

Guide Price £540,000 Freehold







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A MODERN VILLAGE HOME WALKING DISTANCE OF THE HIGH STREET

This well presented detached family home has been recently redecorated and provides bright and airy accommodation. 4 Bedrooms, 2 Reception Rooms, 2 Bath/Shower Rooms and was built by Croudace Homes in 2013 to 'The Polygonia' design

- Popular village location
- Enclosed **South Facing Rear Garden**
- **Parking for 2 vehicles**
- **Reception Hall** stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite
- Modern **Kitchen / Breakfast Room** 15'7 x 11'10 (4.75m x 3.61m) fitted units /appliances plus breakfast bar
- Open plan double aspect **Sitting / Dining Room** 21'11 x 15'9 (6.68m x 4.80m) side bay + double doors to garden
- **First Floor** - landing and **4 Bedrooms**
- **Bedroom 1** 12'3 x 11'11 (3.74m x 3.63m) with **En-Suite Shower Room** fitted white suite
- **Bedroom 2**: 12'0 x 11'3 (3.66m x 3.43m)
- **Bedroom 3**: 8'7 x 7'2 (2.62m x 2.19m)
- **Bedroom 4**: 8'2 x 7'11 (2.49m x 2.41m)
- **Family Bathroom** modern white suite
- Gas fired central heating to radiators + double glazed windows
- The property is within driving distance of a mainline railway station, highly regarded local schooling + village High Street
- Countryside walks and village pub nearby

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EPC Rating: TBC and Council Tax Band: F



LOCATION

Langmore Lane is situated in the early phase of this new 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 (1.3 miles), Blackthorns Primary School (2 miles), Oathall Community College Secondary School (1.9 miles). The local area is well served by several independent schools including; Great Walstead (1.6 miles) and Ardingly College (3.9 miles).

STATION

Haywards Heath mainline railway station (1.8 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





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