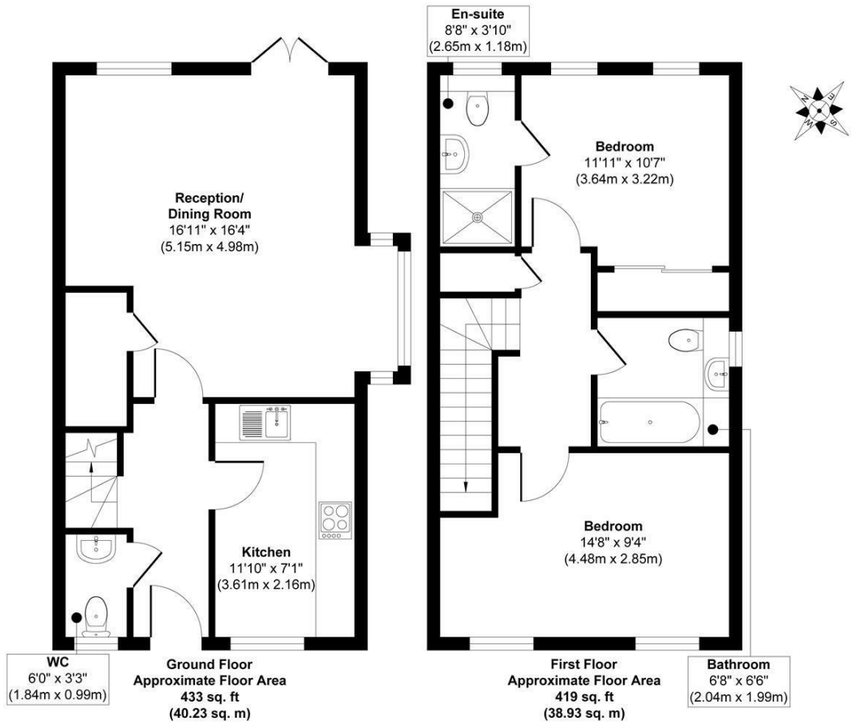
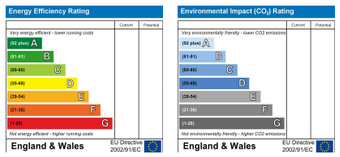


Approx. Gross Internal Floor Area 852 sq. ft / 79.16 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







11 Langmore Lane, Lindfield, Haywards Heath, RH16 2BD

Guide Price £400,000 Freehold

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11 Langmore Lane, Lindfield, Haywards Heath, RH16 2BD

Five Things We Love About This Home...

Situated within the sought-after Heathwood Park development on the southern edge of Lindfield, one of Sussex's most desirable villages and regularly recognised as one of the best places to live in Britain.

Beautifully presented throughout and built in 2016, offering stylish, low-maintenance accommodation that's ready to move straight into.

Spacious sitting/dining room with French doors opening onto the garden, creating a fantastic everyday living and entertaining space.

Two genuine double bedrooms, including a principal bedroom with en-suite shower room, plus two allocated parking spaces to the rear.

Fully landscaped rear garden featuring a generous Indian sandstone patio and large area of lawn, with countryside walks and the popular Snowdrop Inn just moments from the doorstep.

Guide Price £400,000 - £425,000

The Home...
Built by Barratt Homes in 2016, this attractive modern home forms part of the ever-popular Heathwood Park development, a location favoured for its blend of countryside surroundings, village convenience and excellent access to Haywards Heath station.

The accommodation is bright, well-proportioned and presented in excellent decorative order throughout. The spacious sitting/dining room spans the rear of the property and enjoys French doors opening onto the garden, creating a lovely connection between inside and out. There is ample space for both sitting and dining areas, together with useful understairs storage.

The kitchen is positioned to the front of the house and is fitted with a range of contemporary units alongside integrated appliances including a fridge/freezer, dishwasher, washer/dryer, oven and five-ring gas hob.

On the first floor are two genuine double bedrooms and the family bathroom. The rear bedroom enjoys the added luxury of an en-suite shower room and pleasant views over the garden, whilst the second bedroom is also a comfortable double. The family bathroom is fitted with a modern white suite, overhead shower and heated towel rail.

The property further benefits from double glazing, gas-fired central heating, an EPC rating of B and neutral décor throughout.

Step Outside...
The rear garden has been fully landscaped to create an attractive and highly usable outdoor space. A generous Indian sandstone patio provides the perfect spot for outdoor dining and summer entertaining, whilst the large expanse of level lawn offers plenty of space for children to play, keen gardeners or those simply looking to enjoy the outdoors. A rear gate provides convenient access to the two allocated parking spaces.



The Location...
Heathwood Park occupies a desirable position on the southern edge of Lindfield, surrounded by open countryside and yet within easy reach of the village centre.

Lindfield remains one of Sussex's most sought-after villages and was recognised by The Times as one of the Best Places to Live in Britain. The picturesque High Street offers an excellent selection of independent shops, cafés, restaurants, pubs and everyday amenities, whilst the village Common hosts cricket throughout the summer and a variety of community events throughout the year.

For commuters, Haywards Heath station is easily accessible and provides fast, regular services to London Victoria and London Bridge in approximately 45-50 minutes. The area is also particularly well regarded for schooling, with highly regarded primary schools in the village and Oathall Community College serving the area for secondary education.

Title Number: TBC
Tenure: Freehold
Estate Charge: £400 p.a. approx
Local Authority: Mid Sussex District
Council Tax Band: C
Available Broadband Speed: Ultrafast Fibre

We believe the above information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally





