



HAMLYN SMITH

GUIDE PRICE £600,000 - £625,000

CROXTON LANE LINDFIELD

3 BEDROOMS
2 RECEPTIONS
1 BATHROOMS

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Located within a stone's throw of Lindfield Common, this spacious and immaculately presented 3-bedroom, 2-reception room detached home offers the perfect turn-key home for a growing family in the heart of Lindfield Village.

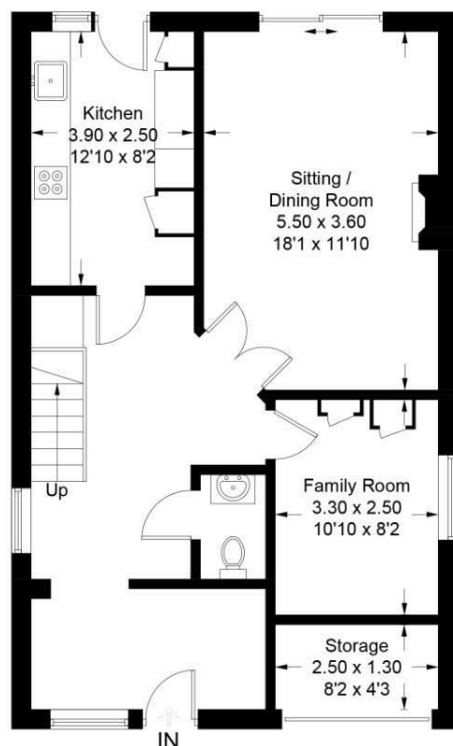
- Spacious 3-Double Bedroom Detached Home
- 2 Reception Rooms & Separate Kitchen
- South-East Facing Cottage-Style Garden
- Kitchen with Integrated Appliances
- Opposite Lindfield Common & Stream
- 5 Minutes' Walk to Lindfield High Street
- Driveway for 2 Vehicles & On-Road Parking
- Council Tax Band E / EPC Rating D



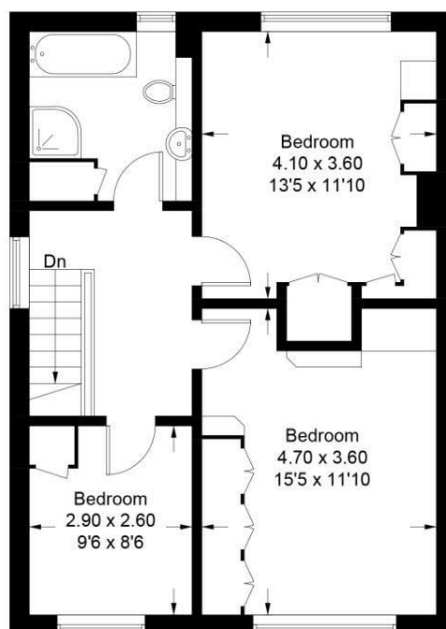


Croxton Lane

Approximate Gross Internal Area = 121.55 sq m / 1308 sq ft
(Including Storage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302474)

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Positioned within one of Lindfield's most desirable no-through roads, enjoying an idyllic setting directly opposite a picturesque stream and just moments from the historic village Common, this beautifully presented and deceptively spacious three double-bedroom detached home offers an exceptional lifestyle in the heart of one of the South East's most sought-after villages. Only a short stroll from Lindfield's charming High Street, highly regarded schools and vibrant village amenities, the location perfectly balances peace and privacy with everyday convenience. Recently recognised by The Times and The Sunday Times as one of the best places to live, Lindfield is celebrated for its strong sense of community, period charm and outstanding quality of life.

Lovingly maintained and thoughtfully enhanced by the current owners, the property provides versatile and stylish family accommodation throughout, complemented by a beautifully landscaped cottage-style rear garden and private driveway parking for two vehicles, with additional unrestricted parking nearby.

The accommodation begins with a spacious and welcoming reception hall, thoughtfully designed with dedicated areas for coats and shoes alongside bespoke fitted understairs storage, and underfloor heating. At the heart of the home is a bright and generous living/dining room with sliding patio doors opening onto the garden, creating a wonderful flow between indoor and outdoor living, as well as a feature gas fireplace. The kitchen features a range of cream shaker-style units and integrated appliances including an oven, Belfast Sink, microwave, dishwasher and four-ring gas hob, with freestanding space for a fridge freezer. There is also a rear door to the garden, ideal for those warmer evenings and Al Fresco dining. A real benefit to this home is the additional reception room, which offers excellent flexibility as a playroom, home office, gym or TV room. A stylish downstairs WC completes the ground floor.

Upstairs, the sense of space continues with a spacious landing, with enough space for a desk, and three excellent double bedrooms, all benefiting from built-in storage, alongside a beautiful family bath and shower room with vanity unit and sink, toilet cistern, bathtub and separate shower cubicle. There is also an airing cupboard, for added convenience. The loft space comes mostly boarded with a ladder, and has superb potential to be converted, subject to planning permission.

Outside, the south-easterly facing rear garden has been thoughtfully landscaped to create a tranquil cottage-style retreat, with brick-paved terraces, evergreen planting, mature shrubs and colourful borders providing year-round interest and a wonderful sense of privacy. To the front, a private block paved driveway leads to a part-converted garage/storage area with electric roller door.

MID SUSSEX

9 Keymer Road | Hassocks | BN6 8AD
+44 (0) 1273 762211 | midsussex@hamlynsmith.co.uk

HOVE

50 Goldstone Villas | Hove | BN3 3RS
+44 (0) 1273 762222 | hello@hamlynsmith.co.uk

