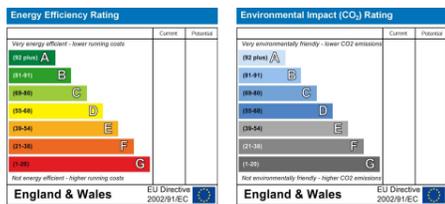


Approx. Gross Internal Floor Area 1506 sq. ft / 140.05 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



UNDER OFFER



20 Speedwell Drive, Lindfield, West Sussex, RH16 2FY

Guide Price £550,000 Freehold

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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.

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20 Speedwell Drive, Lindfield, West Sussex, RH16 2FY

Guide Price £550k - £575k

What we like...

- * Modern cottage in a tucked away, peaceful position.
- * Exceptional loft conversion has created a wow-factor principal suite.
- * Four bedrooms, three bath/shower rooms.
- * Lindfield Life - quintessential village lifestyle with thriving community and great schools.
- * No chain means a swift move is possible.

Guide Price £550,000 - £575,000

The Home...

If you're looking for a modern home in a peaceful position in one of the South East's most desirable villages then look no further than this fabulous semi-detached home on Speedwell Drive in lovely Lindfield.

The home was originally built in 2015 by Barratt Homes and occupies arguably the most pleasant position on the popular 'Heathwood Park' development being peaceful with a green, wooded outlook away from any passing traffic. The clad façade creates a "cottage feel" with plenty of attractive kerb appeal.

Our clients converted the loft space in 2019 meaning the home now offers exceptional bedroom space that makes it great for a family.

Upon entry you are welcomed by a spacious entrance hall which leads to all ground floor accommodation. The kitchen/breakfast room is positioned at the front of the house with stylish units, a range of integrated appliances (fridge/freezer, oven, hob, extractor, washing machine & dishwasher) and plenty of space for a table & chairs.

The impressive 16ft x 15ft sitting/dining room enjoys a dual aspect and 'French' doors on to the garden – ideal for 'inside-outside' living in the summer months. The bay window to the side floods the room with natural light.

An oversized cloakroom completes the ground floor and offers space & plumbing for a shower, if necessary.

On the first floor you have three bedrooms and two bath/shower rooms. The former master bedroom is a good size double with its own modern ensuite shower room. The third bedroom is also a good size double and sits adjacent to the family bathroom. The fourth bedroom is a reasonable size too and could be used as a home office, if preferred.

The second floor is where you find the wow-factor space, which offers nearly 500 sq ft of extra accommodation and plenty of privacy & seclusion from the rest of the house. The loft have been converted to create a truly exceptional "principal suite". The sleeping quarters are enormous and you have generous dressing area that leads through to the stylish ensuite shower room.

Being a "nearly new" home means you have plenty of energy efficiency with a high degree of insulation, solar panels, thermostatic gas fired central heating and high performance double glazing. For those who work from home or like to stream, you have access to an Ultrafast broadband connection with up to 1,000 mbps download.



Step Outside...

Heading outside you'll find a level garden that is arranged around two clear areas – an expanse of level lawn that is ideal for children to play – and a raised deck terrace that enjoys the later sunshine and is perfect for a spot of 'al-fresco' dining. The raised beds provide the opportunity for pretty planting and there is gated access to both the side and rear, where you'll find an allocated parking space and second undercover parking space in the car port.

The home is offered for sale with no onward chain meaning a swift move is possible.

Lindfield Life...

Speedwell Drive forms part of the popular Heathwood Park development with lies off Gravelye Lane on the southern fringes of the sought-after Lindfield. Lindfield is one of the most sought-after villages in the South-East and boasts a fantastic community.

The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint or a glass of wine and you have your pick of restaurants with Tamasha (Indian), That's Amore (Italian) and The Limes (Thai), whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works and Slake are the favourite spots for a morning coffee.

Nearby Haywards Heath boasts both Waitrose and Sainsbury's Superstores and an array of bars & restaurants including Cote Brasserie, Roccas Italian, Safari Pizza, Lockhart Tavern, WOLFFOX Coffee, Orange Square, Pizza Express and Zizzi. The mainline station offers fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Gatwick International Airport and Brighton. By car surrounding areas are easily accessed via both the A272 and A23(M) with the latter lying west of Haywards Heath at Warninglid/Bolney.

The Specifics...

Title Number: WSX371529

Tenure: Freehold

Community Charge: approx. £500 per annum

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (up to 1000 mbps download)

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

N B

Some of the images include virtual CGI furniture.

