



**hamlyn  
smith.**

Langmore Lane, Lindfield, RH16 2BD

£850,000



# hamlyn smith.



4 Bedrooms



3 Receptions



3 Bathrooms

A substantial four-bedroom detached home offering over 2,100 sq ft of flexible living space, set within the sought-after Heathwood Park development. Built in 2019 by David Wilson Homes, just a short walk from Lindfield's historic High Street, with countryside walks and Haywards Heath close by. With multiple reception rooms, generous bedrooms, off-street parking and garaging, it's perfectly suited to modern family living.

- 4 Bedroom Detached Home on Heathwood Park
- 3-4 Reception Rooms with Partially Converted Garage
- En-Suite Bathroom & Dressing Area to Principal Suite
- 3 Additional Double Bedrooms
- Large & Private Rear Garden
- Separate Utility Room
- Spacious Downstairs Hallway & WC
- 15-Minute Walk to Lindfield High Street
- Driveway Parking for 2 Vehicles
- VENDOR SUITED & Complete Chain Onwards













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50 Goldstone Villas, Hove, BN3 3RS



01273 762222



hello@hamlynsmith.co.uk

Tucked away on a generous plot in the sought-after Heathwood Park development, this impressive four-bedroom detached home offers over 2,100 sq ft of flexible living space, ideal for modern family life and entertaining. Set in a peaceful village location, it is a short walk from Lindfield's historic High Street, with its mix of boutiques, cafés, bakery, pubs, and amenities. Haywards Heath is nearby for more shops, restaurants, and mainline rail links. Built in 2019 by David Wilson Homes, this phase of Heathwood Park combines space, greenery, and convenience. The attractive home enjoys a green outlook, a good-sized plot, off-street parking, and a partially converted double garage. Countryside walks and leisure options are on the doorstep, offering village living with excellent connectivity.

The ground floor is welcoming and versatile, with a spacious entrance hall and storage. At the rear, the generous kitchen/dining room forms the heart of the home, with direct garden access — perfect for family life and entertaining. The kitchen includes built-in appliances, fridge, freezer, dishwasher, gas hob, sink, ample worktops, and tiled splashbacks. To the front, the living room has a large bay window, complemented by additional reception spaces. A room between the living room and kitchen works well as a home office or snug. Part of the garage has been converted into a TV room/snug, ideal for multi-generational living, with access to the remaining garage and a utility room with storage and side door access.

Upstairs, four generous bedrooms include a principal with a dressing area, built-in wardrobes, bay window, and en-suite. The remaining bedrooms are doubles with built-in wardrobes, served by a family bathroom with a walk-in shower.

The rear garden, approximately 54 ft, is private and tree-lined, ideal for play, entertaining, or relaxing. The front offers a driveway for several vehicles, with additional visitor parking nearby. With generous proportions, versatile layout, and multiple living areas, this home suits growing families, home working, or multi-generational living.

## Langmore Lane

Approximate Gross Internal Area = 2098 sq ft / 194.9 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 6 sq ft / 0.6 sq m

Total = 2104 sq ft / 195.5 sq m

