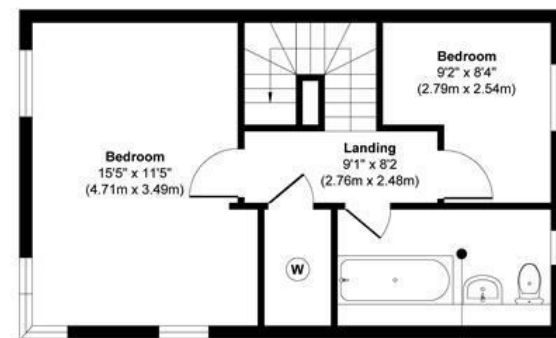
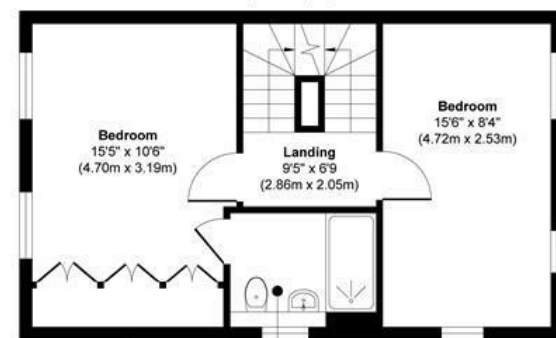
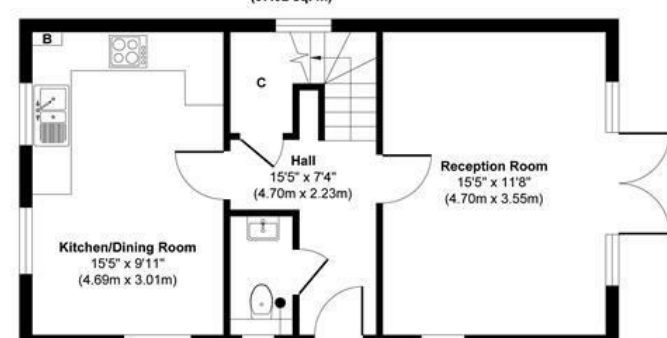




Second Floor
Approximate Floor Area
404 sq. ft
(37.62 sq. m)

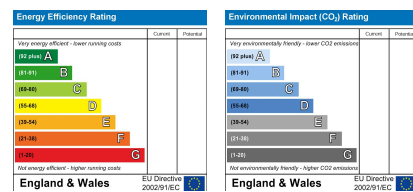


First Floor
Approximate Floor Area
404 sq. ft
(37.62 sq. m)



Ground Floor
Approximate Floor Area
447 sq. ft
(41.61 sq. m)

Approx. Gross Internal Floor Area 1255 sq. ft / 116.85 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



64 Lexington Drive, Haywards Heath, RH16 3UN

Guide Price £475,000 Freehold

PSPhomes

Let's Get Social
@psphomes /psphomes www.psphomes.co.uk

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.

PSPhomes

@psphomes /psphomes
www.psphomes.co.uk

64 Lexington Drive, Haywards Heath, RH16 3UN

Attractive detached family home – built in 2011 by Linden Homes, offering four generous double bedrooms, stylish interiors, and flexible accommodation arranged over three floors.

Superb location – within walking distance of Haywards Heath station (approx. 1 mile, London in 47 minutes) and a short stroll from Lindfield’s historic High Street, cafés, pubs, and nature reserve.

Spacious living areas – welcoming entrance hall with cloakroom, bright sitting room opening onto a west-facing garden, and a contemporary kitchen/dining room with integrated appliances.

Well-planned bedrooms – principal bedroom with fitted storage and en suite shower room, plus three further doubles and a family bathroom arranged over the upper floors.

Private landscaped gardens & parking – wraparound front garden with hedge screening and potential seating area, and a fully landscaped rear garden with paved terraces, raised beds and seating areas. Allocated parking included.

The Home...

A generous, four-bedroom, detached family home situated on a popular modern development built in 2011 by renowned developer Linden Homes. The property is beautifully presented throughout with the bonus of an enclosed rear garden and allocated parking. Ideally positioned within walking distance of Haywards Heath station (approx. 1 mile, with fast London services in 47 minutes) and just a short stroll from the charming village of Lindfield with its picturesque High Street, cafés, pubs, and nature reserve, this attractive detached home offers the perfect balance of convenience and lifestyle.

The property is in excellent decorative order throughout with accommodation arranged over three floors, with generous room sizes and an easy, flowing layout creating a bright and comfortable family home. The ground floor comprises an entrance hallway with cloakroom and storage cupboard leading to a good size sitting room overlooking a west facing rear garden, stylish kitchen/dining room fitted with integrated appliances including an oven with gas hob, fridge freezer, dishwasher and washing machine.

The bedrooms are arranged over the first and second floors, including a main bedroom with en suite shower room and range of fitted storage on the first floor. The further three bedrooms are also a double size and there is a family bathroom on the second floor.

Moving Outside...

The property is approached via a front garden that wraps around the house, enclosed by a high hedge that provides an excellent level of privacy, together with a low wall and iron railings. This space also offers potential for additional seating if desired. Allocated parking is available on Lexington Drive.

To the rear, the garden has been fully landscaped and designed for low maintenance, featuring a stylish combination of paved terraces, raised beds, and seating areas, all enclosed by high walls and wooden panel fencing for further seclusion.



The Location...

Lexington Drive is situated just off Hanbury Lane on the Haywards Heath/Lindfield borders, ideally placed for both village charm and town convenience. A footpath nearby provides direct access to Lindfield Nature Reserve, while the picturesque Lindfield High Street, with its cafés, pubs and independent shops, is within easy reach. Haywards Heath town centre offers a wide range of amenities including supermarkets, high street shops, restaurants, bars, pubs and the Dolphin Leisure Centre. Morrisons is close by for day-to-day shopping, while Waitrose and Sainsbury’s are both near the station. Excellent transport links include the A272 and A23(M), providing easy access to Brighton, Gatwick Airport and the wider motorway network. Haywards Heath station (approximately 1 mile on foot) offers fast, regular services to London Bridge and Victoria in around 47 minutes, as well as direct links to Gatwick and Brighton.

The Specifics...

Tenure: Freehold
Title Number: WSX98190
Local Authority: Mid Sussex District Council
Council Tax Band: D
Broadband Speed: Ultrafast Fibre
Road Charge: £350pa

We believe the above information to be correct but recommend intending buyers check personally before exchange of contracts.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

