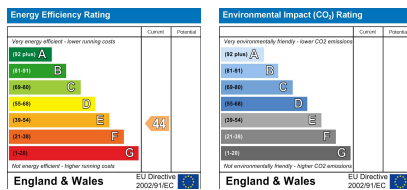




Approx. Gross Internal Floor Area 1462 sq. ft / 135.94 sq. m

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

Produced by Elements Property




**BRITISH
PROPERTY
AWARDS**
2022
★★★★★
GOLD WINNER
PSP HOMES
SOUTH ENGLAND
(OVERALL)



4 Lyoth Villas Lyoth Lane, Lindfield, RH16 2QA

Guide Price £650,000 Freehold

PSPhomes

Let's Get Social

 @psphomes  /psphomes www.psp homes.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.psp homes.co.uk

4 Lyoth Villas Lyoth Lane, Lindfield, RH16 2QA

What we like...

Attractive four-bedroom semi-detached family home in the highly sought-after Lyoth Lane, Lindfield.

Full of character with an open fire in the sitting room, exposed floorboards in the dining room and flagstone flooring in the kitchen.

Stylish shaker-style kitchen with granite worktops, space for multiple appliances, and potential to open into the dining room to create a modern open-plan living area.

Generous bedrooms arranged over three floors, including a spacious principal bedroom and a superb top-floor guest suite with en-suite bathroom.

Landscaped rear garden with decking and lawn, plus a driveway providing off-road parking for several vehicles.

Guide Price £650,000 - £675,000

The Home...

Set on the edge of the sought-after village of Lindfield, this beautifully presented semi-detached family home offers a wonderful blend of character and modern living across three spacious floors. With versatile accommodation of around 1,462 sq. ft., a landscaped garden, and exciting potential to extend (STPP), this property is perfectly suited for growing families looking to settle in a desirable Sussex village.

The ground floor features a welcoming entrance hall leading into a generous sitting room, complete with an open fire – a perfect space to gather on cooler evenings. To the rear, the dining room showcases charming exposed floorboards, adding warmth and character, while the kitchen benefits from a flagstone floor and a range of white shaker-style cabinetry finished with granite worktops. There is ample space here for a variety of appliances. Importantly, the kitchen could easily be reconfigured and squared off with the dining room wall to create a fabulous open-plan living and entertaining area, should a new owner wish. A useful utility room and ground floor WC complete the downstairs accommodation.

On the first floor, the principal bedroom offers an excellent amount of space. The two further bedrooms on this floor are both well-proportioned – one a comfortable double, and the other a generous single – perfectly suited for children, guests, or even a home office. These rooms are served by a stylish family bathroom with modern fittings.

The second floor is home to a superb guest suite, complete with its own en-suite bathroom. Flooded with light from the dormer window and far reaching views, this versatile space works equally well as a private haven for visitors, a teenager's retreat, or a peaceful home office, away from the bustle of the main living areas.

Moving Outside...

Outside, the South-West facing rear garden has been thoughtfully landscaped to include a decked seating area ideal for summer dining, a well-kept lawn, and mature planting for privacy. To the front, the driveway provides off-road parking for multiple vehicles, making it practical for modern family living.

There is excellent scope to further enhance this home with either a single-storey rear extension to enlarge the ground floor living space, or a double-storey addition, subject to the usual planning consents.



The Location...

Lyoth Lane is one of Lindfield's most highly regarded addresses, offering peace and a strong sense of community, while being just a short distance from the historic High Street. Lindfield is renowned for its picturesque charm, with boutique shops, cosy pubs, and cafes surrounding the village pond and common. Families are especially drawn to the area for its outstanding local schools, welcoming atmosphere, and abundance of green spaces.

For commuters, Haywards Heath mainline station is just over a mile away, providing fast and frequent services to London Bridge and Victoria in around 45 minutes, as well as direct connections to Brighton and Gatwick. This excellent accessibility makes Lindfield an attractive choice for both professionals and families.

This is a rare opportunity to acquire a beautifully presented family home in one of Lindfield's most desirable locations, with ample scope to create your forever home.

The Finer Details...

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: F

Services: Mains Gas, electric and drainage (not checked)

Plot Size: TBC

Available Broadband Speed: Superfast (67 mbps download)

We believe this information to be correct but recommend intending buyers check details personally.

