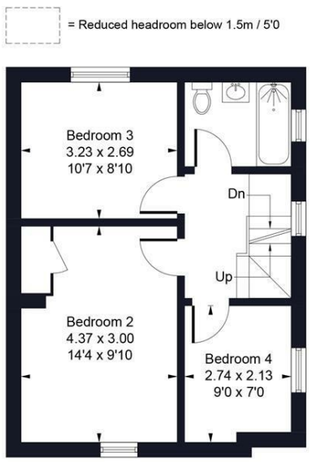
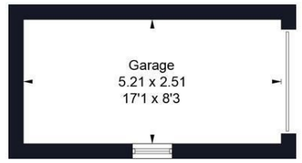


Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Approximate Gross Internal Area = 109.37 sq m / 1177 sq ft
Garage = 13.20 sq m / 142 sq ft
Total = 122.57 sq m / 1319 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

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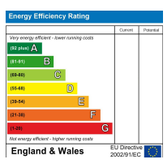

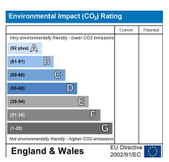

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







54 Newton Road, Lindfield, Haywards Heath, RH16 2NA

Guide Price £525,000 Freehold

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The location – Less than half a mile from Lindfield High Street, with its independent shops, cafés, pubs and beautiful village pond.

The space – Over 1,170 sq ft of accommodation arranged over three floors, with four bedrooms and two bathrooms.

The principal suite – A generous top-floor bedroom with its own en-suite shower room and elevated outlook.

The potential – A fantastic opportunity to modernise, personalise and potentially extend the house, subject to the necessary consents.

The practicalities – A generous garden, private driveway and garage, all within easy reach of Haywards Heath station.

A fantastic opportunity to purchase a spacious and versatile four bedroom, two bathroom semi-detached family home in the heart of the highly sought-after village of Lindfield. Offering over 1,170 sq ft of accommodation arranged across three floors, the property boasts a generous sitting room, kitchen/dining room, conservatory and a superb top-floor principal bedroom with en-suite. Outside, there is a good-sized rear garden, private driveway and garage, whilst the house offers exciting scope to modernise and extend (STPP). Perfectly positioned less than half a mile from Lindfield's picturesque High Street, with its independent shops, cafés, traditional pubs and village pond, and under two miles from Haywards Heath mainline station. An excellent opportunity to create a long-term family home in one of Mid Sussex's most desirable locations.

The House...
If you're looking for a family home with plenty of space to grow, in a location that puts village life right on your doorstep, then this much-loved home in Lindfield could be just what you've been waiting for. Arranged over three floors, the accommodation extends to an impressive 1,177 sq ft, plus a further 142 sq ft garage, offering a wonderfully versatile layout that will appeal to growing families, those working from home or buyers looking for a property they can make their own.

The ground floor begins with a welcoming entrance hall leading through to the generous 14'4 x 10'11 sitting room. A lovely space to relax at the end of the day, with a large window drawing in plenty of natural light and a fireplace providing a focal point. To the rear, the 13'2 x 9'0 kitchen/dining room provides a sociable setting for everyday family life, with ample room for a dining table and a useful adjoining utility area. Beyond the kitchen, the conservatory offers another reception space, with French doors opening directly onto the garden – perfect for enjoying the warmer months.

The bedroom accommodation is equally impressive. The first floor offers three bedrooms, including two generous doubles, alongside the family bathroom. The fourth bedroom would make an ideal nursery, home office or guest bedroom, depending on your needs. Occupying the entire second floor is the principal bedroom suite, a particularly appealing feature of the house. Measuring 14'4 x 13'7, this spacious bedroom enjoys an elevated outlook across the surrounding rooftops and benefits from its own en-suite shower room, creating a welcome sense of privacy away from the rest of the household.

The house has clearly been a much-loved home over the years and now presents an exciting opportunity for its next owners to update and personalise the interiors. There is also excellent potential to further enhance the accommodation through extension or reconfiguration, subject to the necessary consents.

The Outside...
Outside, the property continues to impress with a generous rear garden offering plenty of room for children to play, summer entertaining or simply relaxing in the sunshine. Predominantly laid to lawn, the garden provides a blank canvas for keen gardeners and those looking to create a more landscaped outdoor space. Another major advantage is the parking to the front of the property and garage, providing valuable off-road parking and useful storage, particularly appealing in such a convenient village location.

For buyers looking to create their long-term family home, the outside space and existing footprint offer exciting possibilities, subject to planning permission.



The Location...
Lindfield is, quite simply, one of the most desirable villages in Mid Sussex, and it's easy to see why.

Combining the charm of a traditional Sussex village with excellent everyday amenities and convenient transport connections, it offers a lifestyle that continues to attract families, professionals and those looking to put down roots. The property occupies a lovely position in a quiet residential road, less than half a mile from Lindfield's beautiful High Street, meaning you can leave the car at home and enjoy everything this thriving village has to offer. The historic High Street is lined with attractive period buildings, independent shops, cafés, traditional pubs and places to eat, while the picturesque village pond and Common provide wonderful open spaces for walks, picnics and community events.

Lindfield is also particularly popular with families thanks to its well-regarded local schools, including Lindfield Primary Academy and Blackthorns Community Primary Academy, with Oathall Community College in nearby Haywards Heath. For commuters, Haywards Heath mainline station is less than two miles away, providing regular services towards London, Brighton and the South Coast. The nearby town centre also offers a wider selection of shops, supermarkets, restaurants and leisure facilities.

With so much on your doorstep, it's a location that offers the perfect balance between village charm and everyday convenience.

In our opinion, this is a superb opportunity to secure a substantial family home in a highly sought-after village, with the space, flexibility and potential to create something really special.

Information...
Tenure: Freehold (subject to confirmation)
Local Authority: Mid Sussex District Council
Council Tax Band: C
Parish: Lindfield
EPC Rating: D
Services: Mains gas, electricity, water and drainage (subject to confirmation).
Heating: Believed to be gas-fired central heating.
Broadband: Subject to address-specific availability.



