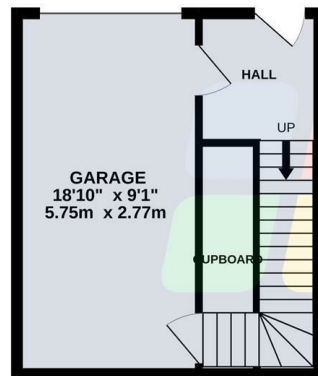
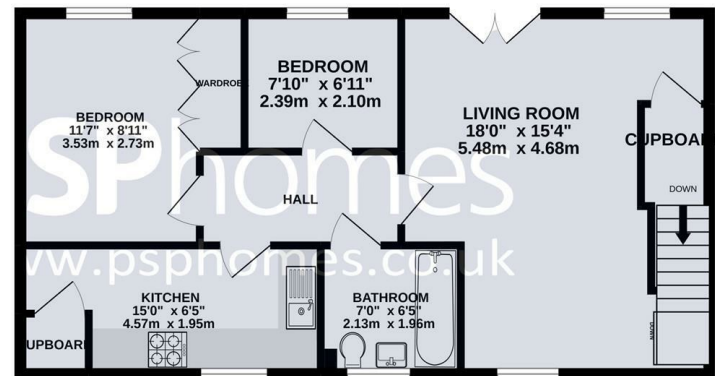


GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.

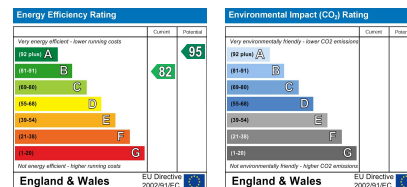


1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



AREA INCLUDES INTEGRAL GARAGE

TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2022



98 Langmore Lane, Lindfield, West Sussex, RH16 2BD

Guide Price: £325,000 - £350,000

What we like...

- * Detached FREEHOLD coach house meaning no adjoining neighbours.
- * Immaculately presented with no work required - great for those looking a turnkey purchase.
- * Integral garage with internal access offering scope for conversion, STPP.
- * Open plan living - great for entertaining.
- * Walking distance of the gorgeous village centre Lindfield offers.

GUIDE PRICE: £325,000 - £350,000

The Coach House...

This excellent detached freehold coach house was built in 2018 by Barrett Homes as part of the incredibly popular Heathwood Park development in lovely Lindfield, one of Sussex’s most desirable villages.

The property enjoys a tucked away position, has been meticulously maintained by our vendors and is offered for sale in pristine order throughout – perfect for a buyer looking for a ‘turnkey’ purchase. There is a private entrance that leads into an entrance hall, with internal door leading through the integral garage that provides parking, excellent storage or the possibility of conversion into additional living/bedroom space, if required.

Stairs rise to the first floor leads to an impressive dual aspect open plan living space, with Juliette balcony providing a bright, breezy feel. At 18ft , there is plenty of space for sitting and dining zones and quality ‘Amtico’ flooring flows throughout.

The separate kitchen extends to 15ft, with modern and stylish units and an extensive range of integrated appliances including fridge/freezer, double oven, gas hob with extractor, dishwasher and washing machine. There is also a large storage cupboard that houses the gas fired combi boiler.

The main bedroom is a good size double and enjoys fitted wardrobes, whilst the second bedroom is a single and great for guests or as a work-from-home space. Both are served by the contemporary family bathroom with overhead shower & heated towel rail.

Further attributes include gas fired central heating and quality double glazing resulting in excellent energy efficiency (EPC B) and a private loft space.

Outside there is an allocated parking space (no.207) and several nearby visitor spaces that are ideal for guests.



The Location...

No. 98 enjoys a tucked away position on Langmore Lane and forms part of the popular Heathwood Park development with lies off of Gravelye Lane on the southern fringes of the sought after Lindfield. By foot, there is a foot path that leads through to Scamps Hill and allows you to walk in to the village centre. Lindfield is one of the most sought-after villages in the South-East and boasts a fantastic community. There is cricket and football played on the Common, an active 'Bonfire Society' and an eclectic mix of traditional shops & stores, post office, supermarket, village pubs (Red Lion, Stand Up Inn, Bent Arms and The Witch Inn) and churches on the High Street (approx 1 mile distant).

The village boasts two reputable Primary Schools in the form of Lindfield Primary and Blackthorns Primary. For secondary education the catchment is for Oathall Community College. More extensive facilities including Waitrose and Sainsbury's Superstores and Dolphin Leisure Centre can be found in the neighbouring town of Haywards Heath which lies just over a mile distant. Haywards Heath's mainline station provides fast & regular services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport and Brighton. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west.

The Finer Details...

Tenure: Freehold
Estate Charge: £876.00 p.a. (approx, inclusive of buildings insurance)
Title Number: WSX397834
Local Authority: Mid Sussex District Council
Council Tax Band: C
Broadband Speed: Up to Ultrafast (330 mbps)
NB: Two of the garages are lease to neighbouring properties, with a peppercorn ground rent

