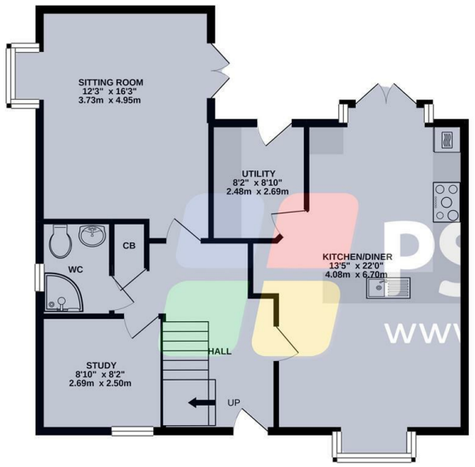
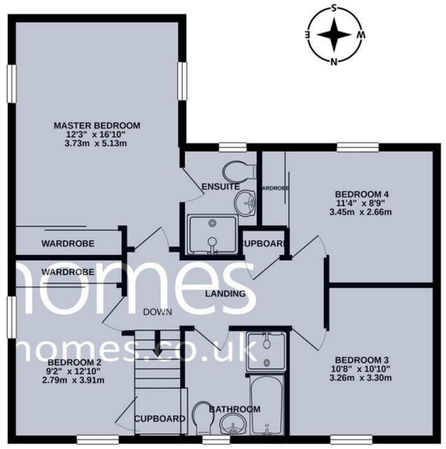
GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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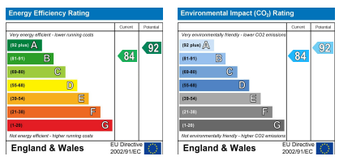

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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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.

BRITISH PROPERTY AWARDS 2019
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ESTATE AGENT IN HAYWARDS HEATH

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

Guide Price £600,000 Freehold

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

What we like...

* Pristine presentation, ready for immediate occupation with no work required.

* Various upgrades offering a higher specification than your standard 'new build'.

* Exceptional open plan kitchen/diner - a fantastic space for entertaining.

* Sunny south facing garden.

* Remainder of 10 year new homes warranty giving complete peace of mind.

* Garage with light and power together with off-road parking for two vehicles

GUIDE PRICE £600,000 - £615,000

The House. . .
A nearly new, detached, family home built in 2017 on the prestigious Heathwood Park Development. Following completion, several upgrades were carried out to the already high specification and the house now provides a mix of light, airy and contemporary accommodation that is ideal for modern family living.

Upon entry you are welcomed by a spacious central reception hall. This in turn leads through to the excellent open plan kitchen/diner. This exceptional, dual aspect space that extends to 22ft and is perfect for entertaining friends. The kitchen itself boasts sleek units, a range of integrated appliances (double oven, 5 ring hob with extractor, dishwasher & freestanding American fridge/freezer) and 'French' doors on to the patio, creating the 'inside-outside' feel during the summer months.

There is also a separate utility room with integrated washing machine, space for a tumble dryer and extensive range of wall and base units, door to the rear.

The ground floor accommodation also incorporates an inviting triple aspect sitting room with bay window, chimney (currently sealed) and doors on to the patio and garden, good-sized study and cloakroom with shower

The master bedroom is exceptional, extending to nearly 17ft with a dual aspect, fitted wardrobes and a stylish en-suite shower room. The three remaining bedrooms are all doubles, two of which enjoy fitted wardrobes. The contemporary family bathroom has been upgraded to include a separate bath and walk-in shower with 'drench' shower head.

Further benefits include the remainder of a 10 year NHBC warranty, gas fired central heating, double glazing, numerous TV aerial points, a high degree of energy efficiency (EPC:B) and neutral décor & flooring throughout.

Step Outside. . .
The garden enjoys a southerly aspect which is bathed in sunshine throughout the day. The raised sandstone patio provides a perfect space for 'al-fresco' dining during the summer months. There is an expanse of lawn which is fully enclosed by a brick wall or fencing. The current owners have extensively re-developed both the front and rear garden to feature a number of attractive shrubs and small trees.

A gate provides rear access which leads to the garage, fully powered with LED lighting and multiple power points. The driveway provides parking for two vehicles (tandem).

The Location. . .
Langmore Lane forms part of the popular Heathwood Park development with lies off of Gravelye Lane on the southern fringes of the sought after Lindfield. 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 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.

Information. . .
Tenure: Freehold (small community charge of £135 twice yearly)
Local Authority: Mid Sussex District Council