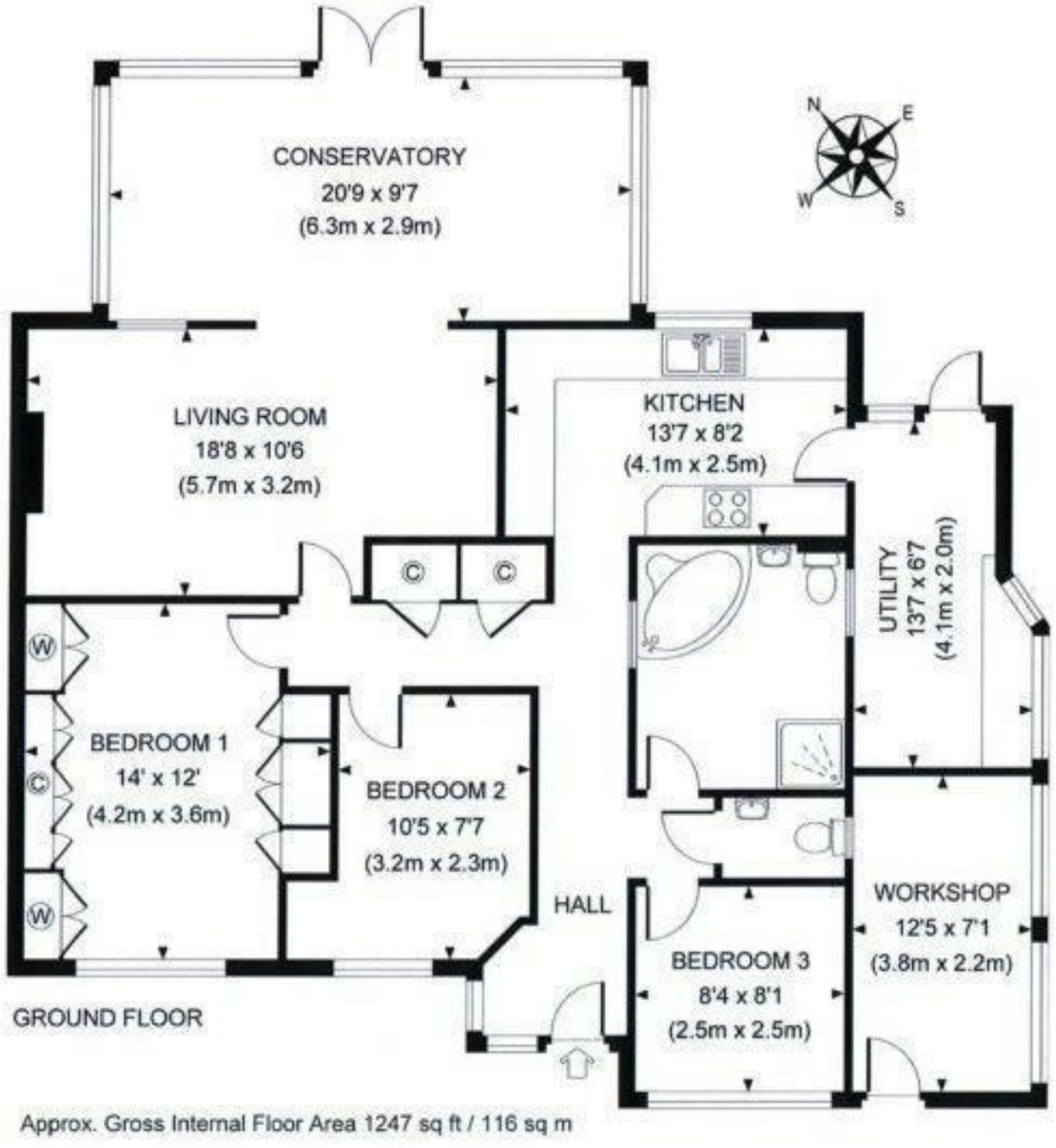


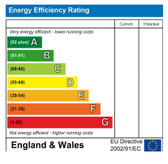


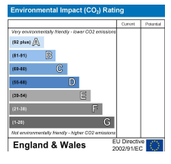


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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers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

## 24 Meadow Lane, Lindfield, West Sussex, RH16 2RJ

## Guide Price £650,000 Freehold

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## 24 Meadow Lane, Lindfield, West Sussex, RH16 2RJ

What we like...

* Exciting renovation opportunity in the heart of lovely Lindfield.

* One of the most desirable villages in the South East.

* Peacefully nestled at the end of a sought-after private road.

* Well-proportioned accommodation.

* No chain means a swift move is possible.

**The Bungalow...**
If you're looking for an exciting project in a prime Lindfield location then this detached bungalow at the very end of the desirable Meadow Lane will surely be of interest.

This detached home offers spacious and incredibly versatile accommodation of circa 1250 sq ft but does now require refurbishment and modernisation. Many homes in the road have been substantially extended and/or remodelled meaning there is huge scope here to create an individual home in the heart of Lindfield, which is one of the South East's most desirable villages. Subject to planning permission, you may be able to create an entire first floor to transform into a sizable detached home.

In its current form the bungalow offers a spacious sitting room, three bedrooms, large bathroom, cloakroom, kitchen with utility lean-to and conservatory.

Outside, the garden is a good size and established with a good expanse of lawn and plenty of established planting. To the front is driveway parking.

The home has gas fired central heating and is offered for sale with no onward chain meaning a swift move is possible.

**Lindfield Life...**
Meadow Lane sits in the heart of lovely Lindfield - one of the South East's most sought-after villages. The historic High Street is home to the picture-postcard village pond and it less than a ten minute walk from your front door. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint of ale or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and The Limes Thai', whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works, The Black Duck and Slake are the favourite spots to grab a flat white.

The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools - both rated Outstanding by OFSTED. Children from this area usually attend Oathall Commuity College for secondary education - all within walking distance of the house. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory. For dog walking you have endless walks on your doorstep and can easily walk out to Ardingly Reservoir via the rear gate.

Haywards Heath's mainline station is easily accessible (20 min walk) and provides fast commuter links to London (45 minutes to London Bridge/Victoria), Gatwick International Airport and the South Coast. By car, the motorway network is accessed via the A23(M).

**The Specifics...**
Title Number: SX13477
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Superfast Fibre
Plot Size: 0.12 acres

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.