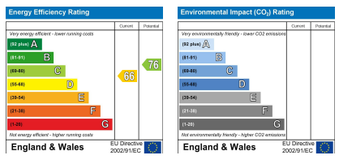
Gander Green, RH16

Approximate Gross Internal Area = 143.6 sq m / 1546 sq ft
Approximate Garage Internal Area = 24.8 sq m / 268 sq ft
Approximate Total Internal Area = 168.4 sq m / 1814 sq ft

Ground Floor **First Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.PSP Homes



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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.

Langdale, 8 Gander Green, Haywards Heath, West Sussex, RH16 1RB

Guide Price £900,000 Freehold

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What we like...

* Incredibly desirable location - peaceful yet within easy walk of the station and Lindfield village.

* Spacious, flexible accommodation that is ideal for a family.

* Plenty of scope to enlarge by extending, converting the garage or converting the loft.

* Fabulous rear extension has created a superb open plan space.

* No onward chain means a swift move is possible.

Guide £900,000 - £950,000

Welcome to Langdale
If you're looking for a detached home that enjoys a unique combination peace & quiet but remains in a prime location for Haywards Heath station, excellent schools and picturesque Lindfield then this fabulous family home in the sought-after Gander Green could be the one you've been waiting for. With no onward chain, a swift move is possible.

The home was originally built in 1963 and our clients purchased in early 2002 and have greatly improved during their ownership, including a rear extension in 2014. In total, the house extends to over 1800 sq ft and offers spacious, family friendly accommodation.

The dual aspect living room is a fabulous and inviting space, extending to over 17ft. Having windows either end of the room flood the space with natural light and the parquet flooring adds character. The fireplace is hand made of genuine Portuguese stone provides the focal point and the room opens freely into the dining room to create a lovely open plan L-shaped space.

The kitchen is sleek and stylish and flow through to the superb extension with vaulted ceiling, numerous skylights and glazing to three sides. This excellent open plan space is perfect for entertaining and the French doors open out to the garden – great during those summer months.

Off the hall there is also internal access into the integral double garage which is ripe for conversion into a utility room or large living room. Neighbouring homes have undertaken similar works.

There is also a handy ground floor cloakroom.

On the first floor there are four good size double bedrooms and two bath/shower rooms. The main bedroom is a great size with walk-in wardrobe and stylish ensuite shower room. The second bedroom is such as good size it could easily be split into two smaller double rooms (giving the fifth bedroom, if required). The second, third and fourth bedrooms are served by the modern family bathroom with Aqualisa shower. The rear bedrooms enjoy the most pleasing views to the south towards open Sussex countryside.

The home has gas fired central heating, compliant electrics and is fully double glazed. For those who work from home, there is access to Ultrafast fibre broadband. The large south facing roof space also offers potential to add efficient solar panelling.

Scope/Potential
Whilst being offered in good order, there is huge potential to further extend this home to the rear, convert the garage and possibility convert the loft space. Any work is of course STPP.

Step Outside...
To the rear is a delightful, sunny and highly secluded south facing garden. There are well stocked beds & borders with around fifty roses which provides the prettiest pops of colour. The level lawn is perfect for children to play and there is gated side access too.

To the front, the home is set well back with a beautiful garden. In the spring months, the magnolia tree bursts into life and, combined with the daffodils, is a striking first impression.

The driveway provides off road parking for two/three cars and leads to the integral garage.

Location, Location, Location
Gander Green is an incredibly sought-after close which lies off Gander Hill and is conveniently located within a short walk of Haywards Heath's mainline train station with its fast and regular services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. Also within walking distance are Waitrose and Sainsbury's Superstores and Dolphin Leisure Centre. For those looking for a village lifestyle, you can stroll from the house to Lindfield's "picture-postcard" village High Street in just 15 mins where you'll find a selection of village pubs, stores, boutiques and eateries.

By car, surrounding towns & cities can be easily accessed via the A272 and A23(M) with the latter lying 5.5 miles west at Warninglid. Haywards Heath town centre with its extensive range of shops, cafés, bars and restaurants is less than one mile distant. The Broadway is the social hub of the town with trendy independent bars including Wolfox Coffee Roasters (great for a brunch), Orange Square and the Lockhart Tavern (great for a Sunday Roast). The Witch Inn 'gastro pub' in neighbouring Lindfield is also within walking distance. For fitness fanatics, Madisons Fitness Studio is close by and offer a range of energetic classes, with the adjoining MINCKA serving great coffee.

The property falls in the catchment area for the sought after Blackthorns Primary School and Oathall Community College. The reputable Harlands School is also nearby. In the private sector you have Ardingly College, Great Walstead and Cumnor House within easy reach.

The Specifics...
Title Number: SX56998
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: F
Garden Orientation: South
Available Broadband Speed: Ultrafast (up to 1000mbps download)

We believe this information to be correct but recommend intending purchasers check details personally before exchange of contracts.