



Welcome Home

Nestled on one of Lindfield's most desirable lanes, this beautifully extended and remodelled detached bungalow offers an inviting blend of modern comfort and spacious proportions. The current owners have thoughtfully transformed the property, creating bright, generous living spaces that suit both everyday living and entertaining. Bungalows of this calibre and quality are seldom available in Lindfield so this is an opportunity not to be missed

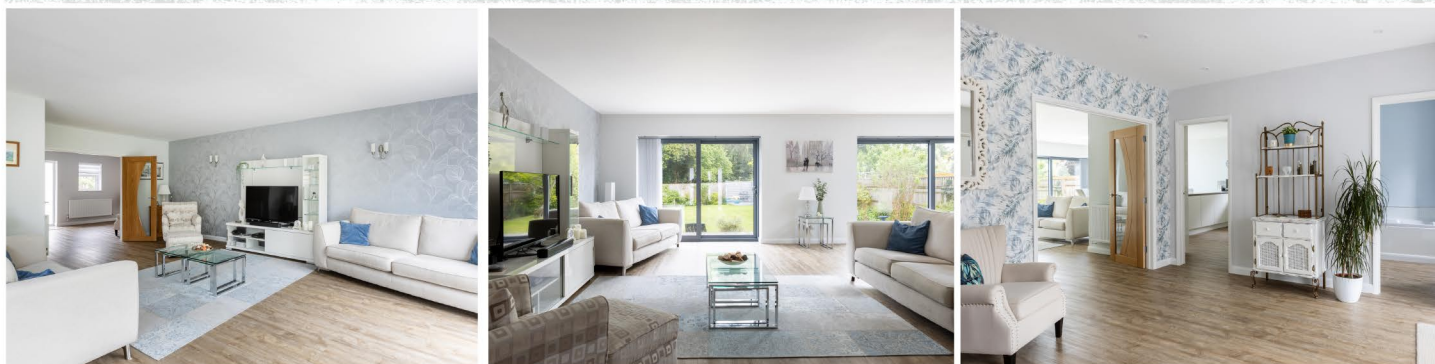
There is over 2,000 sq ft of accommodation, sitting on a 1/5 acre plot and the bungalow makes a impressive first impression with its smart, well-proportioned frontage. The exterior has a clean, fresh look with light-coloured render and contrasting darker window frames, giving it a crisp, modern edge. A generous bay window to the front adds architectural interest and invites natural light into the interior, while the pitched roofline, finished with well-maintained tiling, reinforces the classic bungalow silhouette. Mature planting and low-level hedging soften the edges of the plot, giving a welcoming, well-established feel that lures you in.

Upon entry you're welcomed by an impressive and generous hallway which immediately showcases the pristine finish this home has to offer. Your eye is immediately drawn through the double doors into the main living space and garden beyond.



Let Me Entertain You

The stunning 28ft x 28ft open-plan living, dining, and kitchen space offers a superb sense of flow and light, making it the heart of the home. The room is beautifully proportioned, with a spacious layout that comfortably accommodates distinct living zones while maintaining a seamless connection between them. The sitting area is inviting and airy, with soft neutral décor and wide plank-style flooring that runs throughout, enhancing the feeling of space. Double glass doors lead into the central hallway, giving the space a free flow. The dining area easily seats eight, with plenty of room for entertaining, sitting adjacent to the kitchen - great for entertaining and feeling connected whilst cooking. A skylight and large sliding glass doors bathe the space in natural light and offer lovely views over the rear garden, creating a strong connection between indoor and outdoor living. This space has been thoughtfully designed to combine comfort, practicality, and style — ideal for family life, entertaining guests, or simply relaxing in a bright, contemporary setting.







Stylish Kitchen

The kitchen is a clean, contemporary space designed for both style and function. The sleek, handle-less cabinets offer plenty of storage while keeping the look streamlined and uncluttered. Soft-toned quartz worktops provide a generous amount of prep space, and the subtle two-tone splashback tiles add just the right touch of colour.

There is an extensive range of integrated appliances (dishwasher, induction hob, oven, combi oven and plate warmer, full size fridge and freezer.)- perfect for any keen cook.



Bath & Bed

There are three good size double bedrooms.

The master bedroom is a bright and spacious retreat, designed with comfort and calm in mind. Soft pastel walls and plush carpeting create a gentle, welcoming feel, while the large window lets in plenty of natural light and offers a peaceful garden outlook.

The walk-in wardrobe keeps the main bedroom uncluttered and stylish ensuite shower makes this a superior suite.

The second and third bedrooms are also doubles and served by the contemporary family bathroom with separate bath and walk-in shower.



Having been recently renovated the home also enjoys high performance double glazing, upgraded electrics, new thermostatic central heating system, new roof and access to an Superfast fibre broadband connection - perfect for those who work from home.

The large loft space is accessed via pull down ladder and is part boarded providing great, accessible storage space. It is a vast area and there is granted planning permission to convert and create two further bedrooms and another bathroom. Plans available upon request.



An Outside Oasis

This south west facing garden is a real standout, offering a large, open lawn that provides plenty of space for play, relaxation, or entertaining. Mature planting lines the borders, adding colour, texture, and year-round interest, while the backdrop of tall trees beyond the fence gives the garden a wonderfully private and green outlook. A large paved terrace wraps along the rear of the house, making the perfect spot for outdoor dining or lounging in the sun as the garden enjoys sunlight long into the afternoon and evening. Whether you're looking for a space to host summer gatherings, set up a play area, or simply enjoy the peaceful, leafy setting, this garden delivers on all counts.

To the front, the beautiful landscaping continues, whilst the driveway parking leads to the integral double garage whilst electric door.





The Lindfield Life

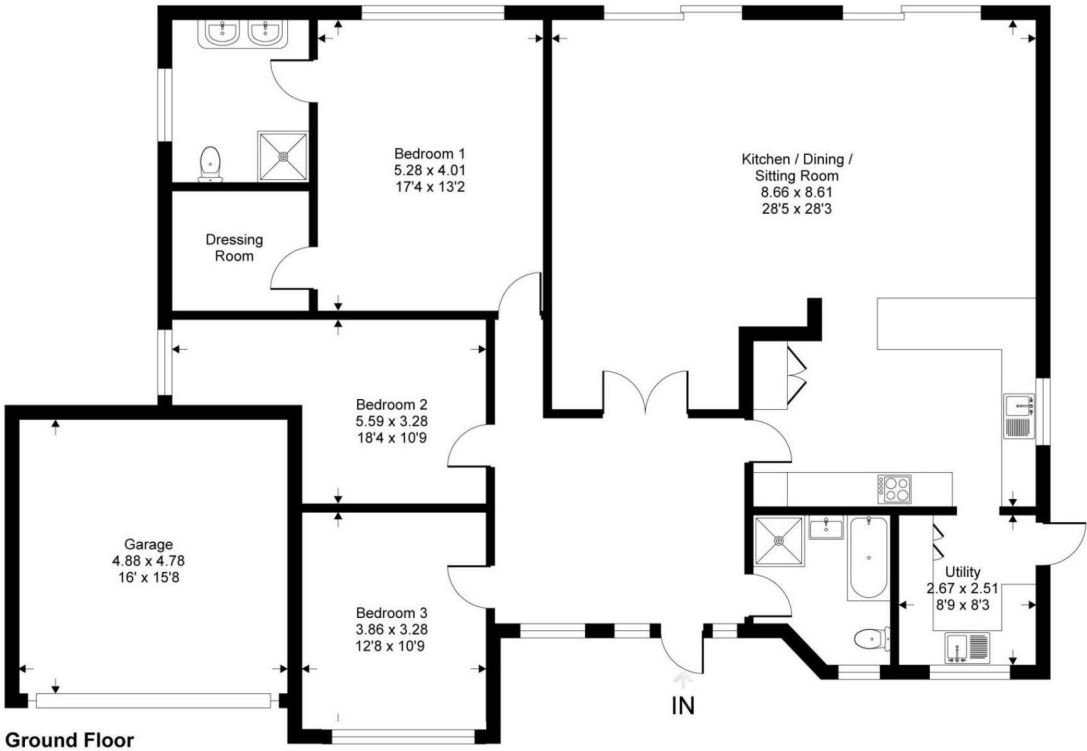
Meadow Lane sits in the heart of lovely Lindfield - one of the South East's most sought-after villages. The historic High Street is home to the picture-postcard village pond and it's less than a ten minute walk from your front door. The High Street is thriving with an eclectic mix of boutiques, shops, 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 and The Black Duck 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 Community College for secondary education. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory.

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).

Meadow Lane, Lindfield, RH16

Approximate Gross Internal Area = 165.2 sq m / 1779 sq ft
Approximate Garage Internal Area = 23.3 sq m / 251 sq ft
Approximate Total Internal Area = 188.5 sq m / 2030 sq ft



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.

The Finer Details

Title Number: SX6238
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: F
Plot Size: 0.21 acres (total)
Available Broadband: Superfast Fibre

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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