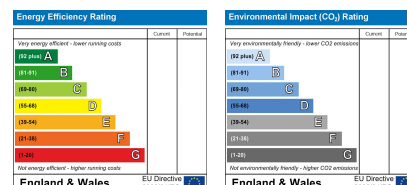


Approx. Gross Internal Floor Area 709 sq. ft / 66.07 sq. (Including Outbuilding)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



2 Grahams Cottage Spring Lane, Lindfield, Haywards Heath, RH16 2RF

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2 Grahams Cottage Spring Lane, Lindfield, Haywards Heath, RH16 2RF

Stunning two-bedroom terraced cottage dating from the 1830s, located on quiet Spring Lane within walking distance of Lindfield’s high street, schools, and countryside walks.

Separate living room with wood-burning stove and separate dining room, both featuring fitted storage for style and practicality.

Kitchen fitted with shaker-style units and Velux windows providing extra natural light, plus a modern updated bathroom on the ground floor.

Main bedroom includes a feature fireplace and built-in storage; private garden with patio and stepping stones leading to a detached outbuilding currently used as a home office.

Off-street parking available for 2–3 cars opposite the property, with excellent rail connections nearby to London, Gatwick, and Brighton.

The Cottage...

We are delighted to bring to the market this two-bedroom terraced cottage, dating back to around the 1830s. Beautifully presented and full of character, the home is situated on the ever-popular Spring Lane, a quiet no-through lane just a short walk from Lindfield’s vibrant high street—home to independent shops, cafés, traditional pubs, and the picturesque village pond. The area is well regarded for its strong community feel, excellent local schools, and access to scenic countryside walks.

Inside, the cottage offers a superb blend of period charm and modern convenience. The layout features a separate living room with a cosy wood-burning stove and a separate dining room, both rooms boasting fitted storage that maximises space without compromising style. The kitchen is fitted with classic shaker-style units and benefits from Velux windows that allow natural light to pour in, making it a bright and practical space for cooking and entertaining. A modern bathroom, updated by the current owners, completes the ground floor.

Upstairs, the main bedroom is a particularly attractive space, featuring a period fireplace and useful built-in storage. The second bedroom is well-sized and ideal as a guest room, nursery, or home office.

Moving Outside...

To the rear, the east-facing private garden provides a quiet outdoor space with a patio area suitable for outdoor dining. Stepping stones lead down the lawn to a detached outbuilding, currently used as a home office, offering flexible space for remote work or hobbies.

To the front of the property, there is off-street parking for 2 vehicles directly opposite—a rare benefit for this type of home and location.

The Lindfield Life...

Spring Lane is just off the idyllic lime tree lined High Street in the heart of Lindfield. Home to a thriving eclectic mix of independent shops, boutiques, and eateries in addition to the Medical Centre, Village Hall and various sporting facilities, Lindfield boasts all the benefits of village life right on your doorstep. With a variety of public houses, restaurants and cute cafes, all in short walking distance of the property, you are spoilt for choice with excellent options for food and drink or to just sit and absorb the vibrant village way of life.



The historic High Street is home to the picture postcard village pond and the nearby Lindfield Common - both only a two minute walk from your front door. At the heart of the community, the Common hosts the annual Village Day in the summer and bonfire celebrations on 5th November. This open space is a hub for recreation for the whole family with a childrens playground, tennis club, and bowls green with cricket played here since 1747.

For dog walking, Eastern Road and Scrase Valley Nature Reserves also sit within a short walk from the property. The village is blessed with an abundant supply of popular footpaths including the Sussex Diamond Way, Sussex Ouse Valley Way and High Weald Landscape Trail to name just a few, providing a variety of beautiful scenic countryside walks surrounding the property.

Haywards Heath mainline station is easily accessible (20 minutes walk) providing fast commuter links into London Bridge or London Victoria within 45 minutes or to Gatwick International Airport and the South Coast. By car, the motorway network is easily accessed via the A23(M) 5 miles to the west of the village. In the surrounding area there are a number of well-respected independent and state schools, including Great Walstead Preparatory School, Cumnor House, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls, or Lindfield and Blackthorns Primary Schools (both rated Outstanding by OFSTED), and Oathall Community College or Warden Park for secondary education.

The Finer Details...

Title Number: TBC

Garden: We understand there is a right of access across the garden from 1 & 4 Graham Cottages

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast Fibre - up to 1,139 mbps download

