



4 Hawthorn Lane, Lindfield, West Sussex, RH16 2GN

Guide Price £450,000 Freehold

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Modern 3-bed semi (904 sq ft) in Lindfield Meadows, built 2021 by Taylor Wimpey – great village setting with fast links to London & Gatwick.

High-gloss kitchen/breakfast room, dual-aspect living/dining room with French doors, ground floor cloakroom.

Main bedroom with en-suite, two further well-sized bedrooms (one with storage), plus family bathroom and airing cupboard.

South-facing garden with pergola dining area; part-converted garage for office/gym with loft storage.

Driveway for 2 cars, visitor parking, remainder of NHBC warranty, EPC B (86).

Guide Price £450,000 - £475,000

The Home...

This well-designed semi-detached home, built in 2021 by Taylor Wimpey, is set within the sought-after Lindfield Meadows development – a peaceful residential area in the heart of Lindfield village. Surrounded by beautiful countryside, the area offers an idyllic lifestyle with a vibrant high street of independent boutiques and well-known retailers. For commuters, Haywards Heath station provides fast services to London Victoria in around 45 minutes, and Gatwick Airport is just 31 minutes away by car.

Offering 904 sq ft of bright and contemporary living space, this home features a high-gloss kitchen/breakfast room with integrated appliances and space for a breakfast table or breakfast bar, making it a practical and stylish hub for everyday life.

To the rear, the dual-aspect living/dining room enjoys excellent natural light, with French doors leading out to the garden – perfect for summer entertaining. A ground floor cloakroom completes the downstairs accommodation.

Upstairs, the main bedroom includes a stylish en-suite shower room and has ample space to incorporate fitted storage. The two further bedrooms are well-sized, with one benefiting from built-in storage. A modern family bathroom and airing cupboard complete the first floor.

The property is presented in neutral décor throughout and enjoys the remainder of a 10-year NHBC warranty, along with a high energy efficiency rating (EPC: 86).

Step Outside...

The south-facing rear garden offers a rare sense of privacy for a modern home. A pergola-covered dining area creates a lovely space for outdoor entertaining, complemented by a lawn and additional patio. There is also gated rear access.

The garage has been partially converted to create a versatile room suitable for a home office or gym, while still providing useful storage. There is also loft storage above the garage for added convenience.

To the front, there is driveway parking for two cars, along with plentiful visitor parking nearby.



The Location...

Hawthorn Lane forms part of the Lindfield Meadows development, a well-regarded residential area located off Gravelye Lane, on the southern edge of the highly sought-after village of Lindfield. This charming and historic village is considered one of the most desirable in the South East, known for its strong sense of community, tree-lined streets, and picturesque village Common, where cricket and football are regularly played. Lindfield also hosts an active Bonfire Society and offers an excellent range of amenities including a post office, supermarket, independent shops, village pubs, and several churches along the attractive High Street (approximately 1 mile away).

Lindfield benefits from two highly regarded primary schools: Lindfield Primary Academy and Blackthorns Community Primary Academy, with Oathall Community College serving as the local secondary school. The thriving High Street offers a diverse mix of independent boutiques, local stores, and eateries. Pubs such as The Stand Up Inn, The Red Lion, and The Bent Arms are popular with locals, while restaurants including Tamasha (Indian), That's Amore (Italian), and The Limes (Thai) offer excellent dining options. The Witch Inn is a popular gastropub, and Lindfield Coffee Works is a local favourite for morning coffee and brunch.

Just a short distance away, Haywards Heath provides additional amenities, including Waitrose and Sainsbury's superstores, and a wide selection of bars and restaurants such as Côte Brasserie, Roccos Italian, Safari Pizza, Lockhart Tavern, WOLFFOX Coffee, Orange Square, Pizza Express, and Zizzi. The mainline station in Haywards Heath offers fast and regular services to London Victoria and London Bridge (approx. 47 minutes), as well as Gatwick Airport and Brighton. Road connections are also excellent, with easy access to the A272 and A23(M) via nearby Warninglid or Bolney.

The Finer Details...

Title Number: TBC  
Tenure: Freehold  
Community Charge: TBC  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Available Broadband Speed: Ultrafast (up to 1000 mbps download)

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

