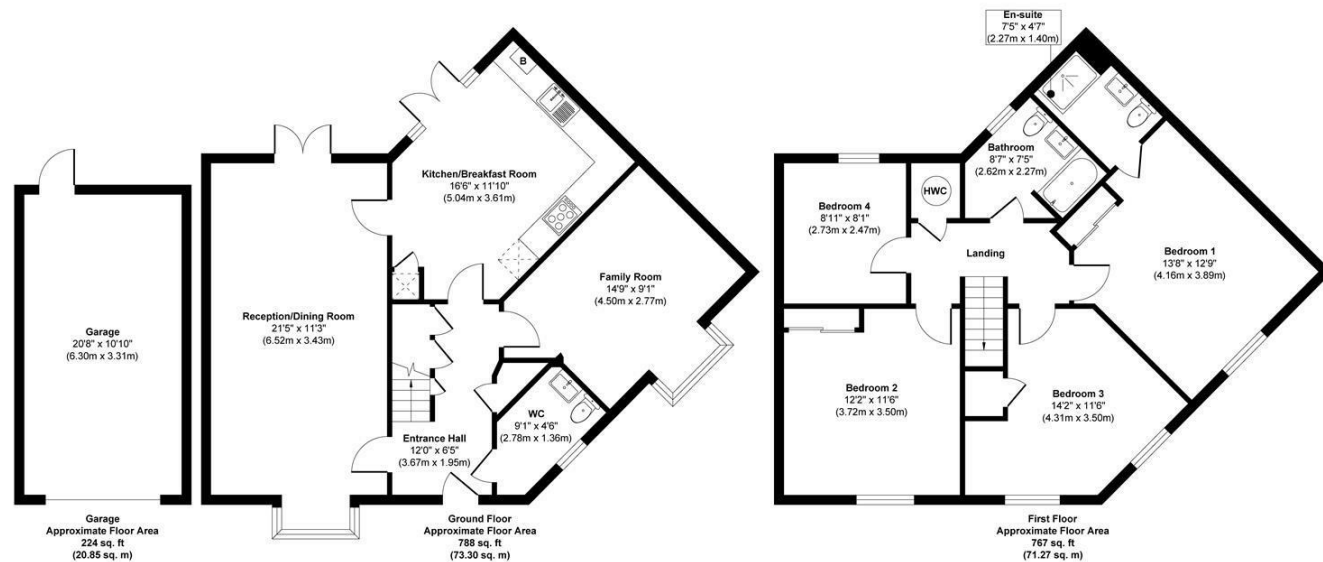
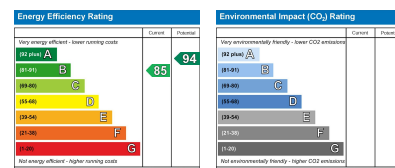




Approx. Gross Internal Floor Area 1779 sq. ft / 165.42 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



2 Yarrow Gate, Lindfield, West Sussex, RH16 2GB

Guide Price £600,000 Freehold

PSPhomes

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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.

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2 Yarrow Gate, Lindfield, West Sussex, RH16 2GB

Guide Price £600,000 - £625,000

What we like...

- * Stylish modern village home in a peaceful, family friendly position.
- * Highly versatile ground floor accommodation with two great reception rooms.
- * Fabulous kitchen with doors out to southerly garden.
- * The Lindfield Life is superb with thriving community, excellent schools and bustling village centre.
- * Modern home with gorgeous interiors - a truly turn key home.

Guide Price £600,000 - £625,000

Welcome to Yarrow Gate

A beautifully presented modern home with spacious, versatile accommodation, tucked away in a peaceful position on the sought-after Heathwood Park development in Lindfield, combining stylish interiors, excellent energy efficiency and a surprisingly private garden.

Built in 2018 by David Wilson Homes, this attractive four-bedroom detached home offers well-balanced accommodation extending to around 1,555 sq ft (excluding the garage) and still retains that reassuring “nearly new” feel. As you would expect from a modern build, the home benefits from high levels of insulation, high performance double glazing, gas-fired central heating and ultrafast fibre broadband, ensuring comfort, efficiency and connectivity for modern family living.

The tone is set as you step into the welcoming entrance hall, which provides access to the principal ground floor rooms. To the front, the impressive 21ft sitting/dining room is a particularly bright and inviting space thanks to its dual aspect windows which allow natural light to pour in throughout the day. Plantation shutters add a touch of style while also providing privacy and light control. The room offers excellent versatility and can work equally well as a formal dining space,

To the rear lies the heart of the home, the impressive kitchen/breakfast room. Fitted with a stylish range of contemporary units, generous worktops and integrated appliances, there is plenty of space for everyday cooking and family life. A large dining area creates a sociable hub where everyone naturally gathers, while the room flows through to the family room, providing an additional relaxed living space with doors opening out to the garden which is perfect for inside-outside living during the warmer months.

Practical touches include a ground floor cloakroom/WC, useful storage and internal access to the integral garage. The cloakroom is particularly well-sized and could easily accommodate a shower if required, offering scope to create a full ground floor shower room.

Upstairs, the first floor provides four well-balanced bedrooms arranged around a central landing. The principal bedroom is a comfortable and calming space complete with its own modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Step Outside

Outside, the rear garden provides a surprisingly private setting for a modern development, enclosed by mature planting and fencing that create a peaceful and sheltered outdoor space. The southerly aspect means plenty of sunshine and a paved terrace offers the perfect spot for al-fresco dining and summer entertaining, while the artificial lawn provides space for children to play all year around.

To the front there is driveway parking along with access to the integral garage, which provides further storage or potential for conversion subject to the usual consents. There is plenty of visitor parking nearby too.



The Lindfield Life

Yarrow Gate forms part of the popular Heathwood Park development with lies off Gravelye Lane on the southern fringes of the sought-after Lindfield. Lindfield is one of the most sought-after villages in the South-East and boasts a fantastic community.

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 or a glass of wine and you have your pick of restaurants with Tamasha (Indian), That's Amore (Italian) and Le Flamant, whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works and Ducks are the favourite spots for a morning coffee.

Nearby Haywards Heath boasts both Waitrose and Sainsbury's Superstores and an array of bars & restaurants including Safari Pizza, Lockhart Tavern, Gravlax Coffee, Orange Square, Pizza Express and Zizzi. The mainline station offers fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Gatwick International Airport and Brighton. By car surrounding areas are easily accessed via both the A272 and A23(M) with the latter lying west of Haywards Heath at Warninglid/Bolney.

The Specifics

Title Number: WSX399743

Tenure: Freehold

Estate Charge: £500 p.a. approx (latest half-yearly charge for Jan - June 2026 was £207)

Local Authority: Mid Sussex District

Council Tax Band: F

Available Broadband Speed: Ultrafast Fibre

Garden Orientation: South

We believe the above information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally

NB - AML obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

