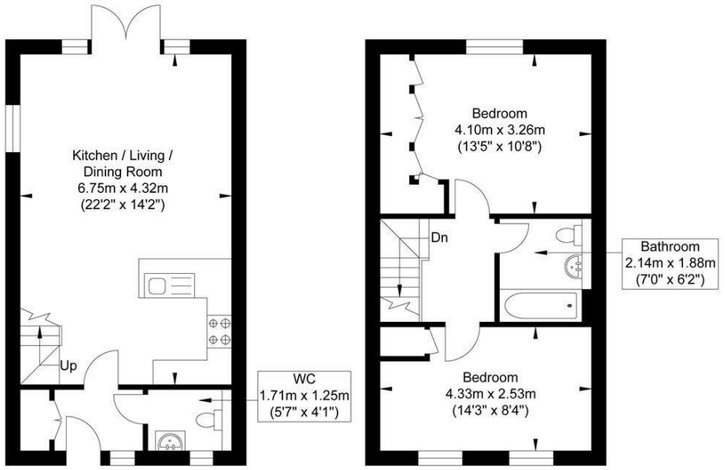
Saffron Close



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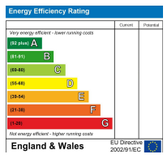
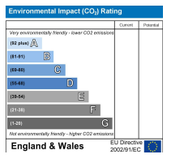
Ground Floor
Approximate Floor Area
376.62 sq ft
(34.99 sq m)

First Floor
Approximate Floor Area
376.62 sq ft
(34.99 sq m)

Approximate Gross Internal Area = 69.98 sq m / 753.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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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.

20 Saffron Close, Lindfield, Haywards Heath, RH16 2GG

Offers Over £390,000 Freehold

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Things We Love...

Beautifully landscaped rear garden – a private, peaceful and wonderfully established outdoor retreat.

Fantastic open-plan living space – over 22ft of light-filled kitchen, living and dining space with direct garden access.

Two genuine double bedrooms – well-proportioned rooms with excellent built-in storage.

Attractive weatherboarded frontage – giving the home plenty of kerb appeal and a distinctive modern character.

Fantastic Lindfield location – peaceful development living, yet close to the village, countryside, schools and excellent transport links.

A beautifully presented two-bedroom semi-detached home, situated within the highly regarded Lindfield Meadows development, on the edge of the sought-after village of Lindfield. With attractive weatherboarded elevations, a surprisingly spacious 753 sq ft of accommodation and a beautifully landscaped rear garden, this is a home that offers a particularly appealing combination of modern living, village life and easy access to the surrounding countryside.

The Home...

The ground floor is centred around an impressive open-plan kitchen, living and dining room, measuring over 22ft in length. The modern kitchen is fitted with a range of white gloss units, integrated appliances and ample work surface, while the generous living and dining area provides plenty of space for both relaxing and entertaining. Full-height glazed doors open directly onto the rear garden, creating a lovely connection between the house and outside space.

A useful entrance hall and downstairs WC complete the ground floor.

Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom offering excellent built-in storage. A modern family bathroom serves both bedrooms.

The property is presented in excellent decorative order throughout, with a contemporary finish and a bright, welcoming feel.

Step Outside...

One of the real highlights of this home is the beautifully landscaped rear garden, which has been thoughtfully designed to create a wonderfully private and peaceful retreat.

The garden is well established, with mature planting, established borders and a central lawn creating a lovely green outlook. A paved terrace immediately adjoining the house provides the perfect spot for outdoor dining and entertaining, while the planting and screening give the garden a surprisingly secluded feel.

To the front, the property has a landscaped frontage with excellent parking provision, including its own driveway and plentiful additional parking available within the development, a particularly useful feature given the property does not have a garage.

The Location...

Saffron Close forms part of the popular Lindfield Meadows development, positioned on the southern edge of one of Mid Sussex's most sought-after villages. This is a location that really adds to the appeal of the property, combining the convenience of a modern development with the character, community and amenities of Lindfield village. Lindfield is renowned for its picturesque High Street, village Common and strong sense of community, with an excellent selection of independent shops, cafés, pubs and restaurants. The historic village Common is a particularly attractive feature, providing a wonderful open space for walking, recreation and village events. The High Street is within easy reach and provides everything from everyday essentials to independent boutiques and local eateries, alongside popular village pubs and restaurants. There are also well-regarded primary schools within the village, with further schooling available in the surrounding area.

For commuters, Haywards Heath town centre and mainline railway station are also within easy reach, providing fast and regular services towards London and Brighton, while Gatwick Airport is readily accessible by road. The surrounding countryside is equally appealing, with numerous footpaths and beautiful Sussex landscapes close by.

For those looking for a modern home in a peaceful setting, but without giving up the convenience of village amenities and excellent transport connections, Lindfield Meadows is a particularly attractive place to live.

The Finer Details... -

Title Number: TBC
Tenure: Freehold
Community/Management Charge: £300pa
Local Authority: Mid Sussex District Council
Council Tax Band: C
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.