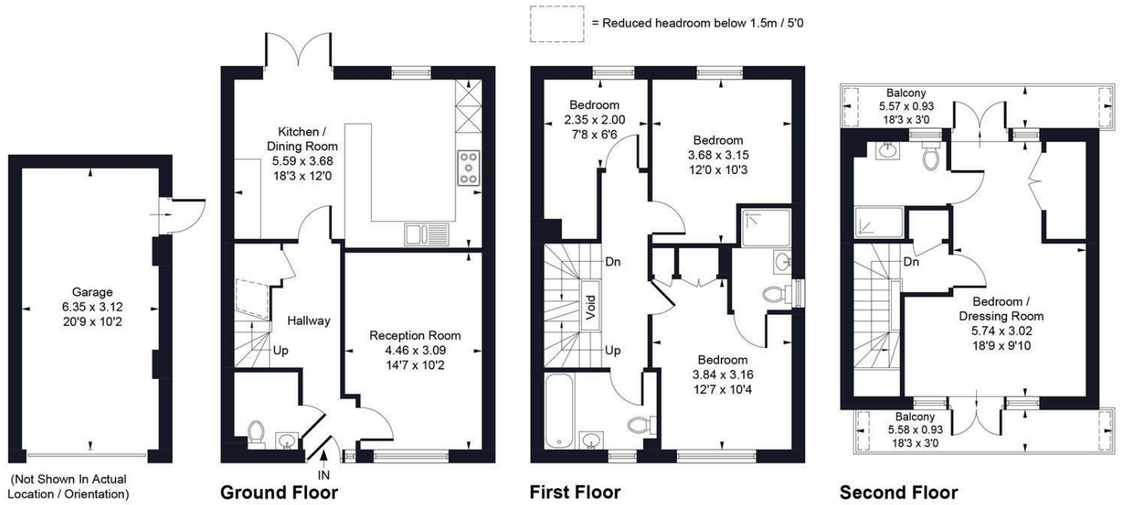


**Approximate Gross Internal Area (Excluding Void) = 124.26 sq m / 1338 sq ft**
**Garage = 19.88 sq m / 214 sq ft**
**Total = 144.14 sq m / 1552 sq ft**
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

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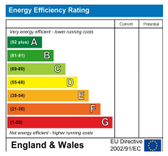


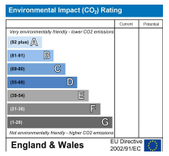


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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

## 66 Langmore Lane, Lindfield, West Sussex,RH16 2BD

## Guide Price £625,000 - £650,000 Freehold

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66 Langmore Lane, Lindfield, RH16 2BD

Things We Love...

- Fabulous open-plan kitchen/dining room with stone worktops and integrated appliances.

- Impressive top-floor principal suite with an en-suite, fitted wardrobes and two private terraces.

- Landscaped rear garden with an Indian sandstone patio, perfect for entertaining.

- Lovely green outlook to the front, with open parkland and plentiful visitor parking.

**Guide Price £625,000 - £650,000**

Set within the sought-after Heathwood Park development on the outskirts of Lindfield, this beautifully presented four-bedroom, three-bathroom home has been upgraded in recent years and offers versatile accommodation arranged over three floors. Highlights include a fabulous open-plan kitchen/dining room, a separate sitting room, a landscaped rear garden and an impressive principal bedroom suite spanning the entire top floor, complete with fitted wardrobes, an en-suite shower room and two private terraces. Further benefits include a single garage and driveway, with Lindfield's picturesque village High Street, Common and surrounding countryside all within easy reach, alongside convenient mainline connections from nearby Haywards Heath to London and the South Coast.

**The Home...**

The property opens into an entrance hall with stairs rising to the upper floors and access to a useful ground-floor cloakroom. To the rear, the fabulous open-plan kitchen/dining room forms the heart of the home, having been refitted in recent years to create a stylish and sociable space for everyday living and entertaining. The kitchen is fitted with contemporary cabinetry, stone worktops and a plethora of integrated appliances, alongside a breakfast bar and ample room for a separate dining table. Patio doors open directly onto the paved terrace, creating an easy connection between the kitchen and garden. There is also potential, subject to the necessary consents, to extend into the rear garden should additional family living space be desired. A separate sitting room provides a comfortable retreat for relaxing.

The first floor offers three well-proportioned bedrooms, including one with its own en-suite shower room, alongside a family bathroom.

Occupying the entire second floor, the impressive principal bedroom suite provides a wonderful sense of space and privacy. The accommodation incorporates fitted wardrobes, a dedicated dressing area and a modern en-suite shower room, with triple-aspect windows enhancing the natural light. French doors open onto private terrace areas to both the front and rear, offering lovely spots to enjoy a morning coffee or unwind at the end of the day.

**The Outside...**

The landscaped rear garden has been thoughtfully arranged to provide an attractive combination of Indian sandstone paving, lawn and established planting. The paved terrace offers an ideal setting for outdoor dining and entertaining, with direct access from the kitchen/dining room, while the lawn and planted borders create a pleasant setting to enjoy throughout the seasons. A pathway leads towards the single garage, with a side access gate connecting the garden to the driveway, which provides off-road parking.

Heathwood Park is a particularly popular family development, valued for its generous green spaces, open parkland and attractive residential setting. One of the real advantages of this particular home is its position within the final phase of the development, enjoying a lovely green outlook to the front rather than an outlook directly onto neighbouring properties. There is also plentiful visitor parking nearby, adding to the everyday convenience for family and friends.

**The Location...**

Lindfield is one of Mid Sussex's most sought-after villages, renowned for its picturesque High Street, historic charm and welcoming community. The village offers a wonderful selection of independent shops, cafés, traditional pubs and everyday amenities, with Lindfield Common providing an attractive open green space at the heart of village life. From Langmore Lane, the village centre can be reached on foot via the local twitten footpath shortcuts, offering a convenient alternative to walking along the roads.

Heathwood Park is particularly popular with families, thanks to its open green spaces, parkland and attractive residential setting. Nearby Haywards Heath provides a wider range of shopping, leisure and recreational facilities, together with a mainline railway station offering regular services to London and the South Coast. With the surrounding Sussex countryside and numerous walking routes close by, this is a location that combines the convenience of modern living with the charm of village life.

**The Finer Details...**

Tenure: Freehold
Title Number: WSX401652
Estate Charge: £800pa approximately (includes courtyard charge)
Local Authority: Mid Sussex District Council
Council Tax Band: E
EPC Rating: B
Broadband: Ultrafast fibre availability to be confirmed for this property
Heating: Gas-fired central heating
Windows: Double glazing
Parking: Allocated parking and single garage, with additional visitor parking nearby