



Langmore Lane
Lindfield, West Sussex, RH16 2BD



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Price £450,000 - Freehold

A beautifully presented link-detached house built by Croudace Homes in 2014. It features good size family accommodation including 4 bedrooms, 2 en-suite shower rooms and a family bathroom. There is a well fitted kitchen/breakfast room and a lovely sitting/dining room with doors leading to the garden. Additional benefits include gas heating, double glazing, a cloakroom, a Juliet balcony to the main bedroom and remainder of the NHBC warranty. Outside there is a large integral garage with driveway and an electric car charging point and the rear garden is fully enclosed and offers good seclusion.

Located in this popular development on the edge of the village within easy reach of the High Street offering a wide range of local shops, supermarket, restaurants and a choice of pubs. Within a short stroll away there is also a convenience supermarket and a pharmacy. The village amenities include a modern medical centre, village hall and the area is well served by highly regarded primary and secondary schools. The main town of Haywards Heath is only just over a mile away and provides further shopping facilities and the main line station (London 47 minutes).



Covered Entrance Porch Outside light point. Front door to:

Entrance Hall Radiator. Telephone point. Staircase to first floor.

Cloakroom White suite comprising low level wc. Wash hand basin with shelves and cupboards below.

Kitchen/Breakfast Room 13'5" x 9'0" plus bay window (4.09m x 2.74m) Fitted in light grey units comprising work surface with inset 1½ bowl sink unit with mixer tap, cupboard and integrated dishwasher below. Plumbing for washing machine. Further work surfaces with inset gas hob with extractor canopy above and electric oven below. Roll-out tall larder cupboard. Integrated fridge/freezer. Tiled floor. Radiator. Cupboard housing gas boiler. TV aerial point. Space for breakfast table, Fitted window seat. Fitted wall cupboards.

Sitting/Dining Room 17'0" x 16'2" (5.18m x 4.93m) 2 radiators. Large understairs storage cupboard. Double casement doors to garden. TV aerial point.

First Floor

Landing Drop-down hatch to roof space. Large airing cupboard.

Bedroom 1 12'0" x 10'1" (3.66m x 3.07m) Built-in double wardrobe cupboard with mirrored sliding doors. Radiator. Casement doors to Juliette balcony. Door to:

En-Suite Shower Room White suite comprising shower enclosure with fitted shower unit in fully tiled surround and glazed sliding door. Wash hand basin with cupboards below. Low level wc. Tiled floor.

Bedroom 2 12'0" x 9'10" (3.66m x 3.00m) Radiator. Door to:

En-Suite Shower Room White suite comprising shower enclosure with fitted shower unit in fully tiled surround and glass door. Fitted wash hand basin with cupboards below. Low level wc. Radiator. Tiled floor.

Bedroom 3 10'9" x 9'0" plus door recess (3.28m x 2.74m) Radiator.

Bedroom 4 8'6" x 7'8" (2.59m x 2.34m) Radiator.

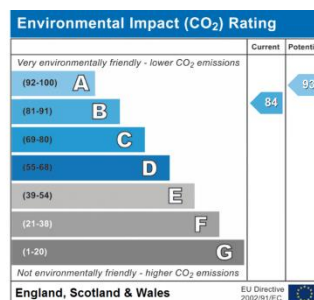
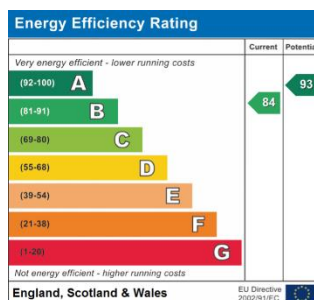
Family Bathroom White suite comprising enclosed panelled bath with fitted shower attachment in fully tiled surround. Wash hand basin with cupboards below. Low level wc. Shaver point. Tiled floor. Radiator.

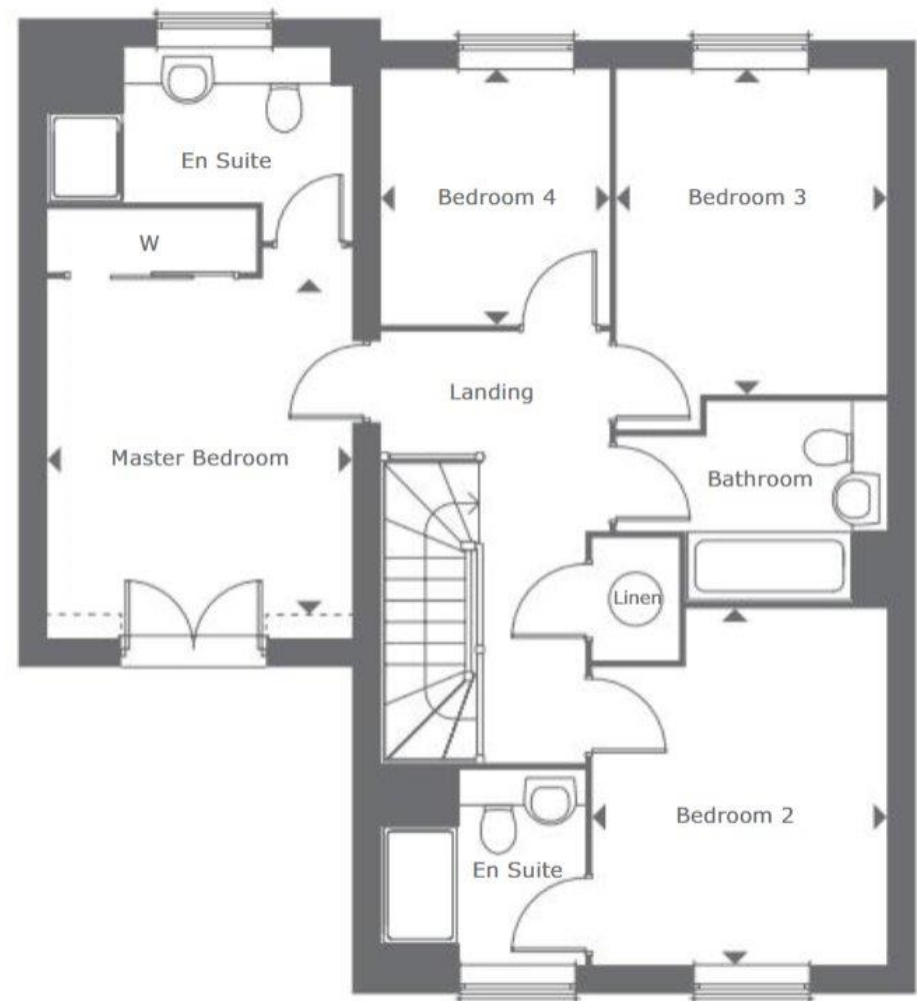
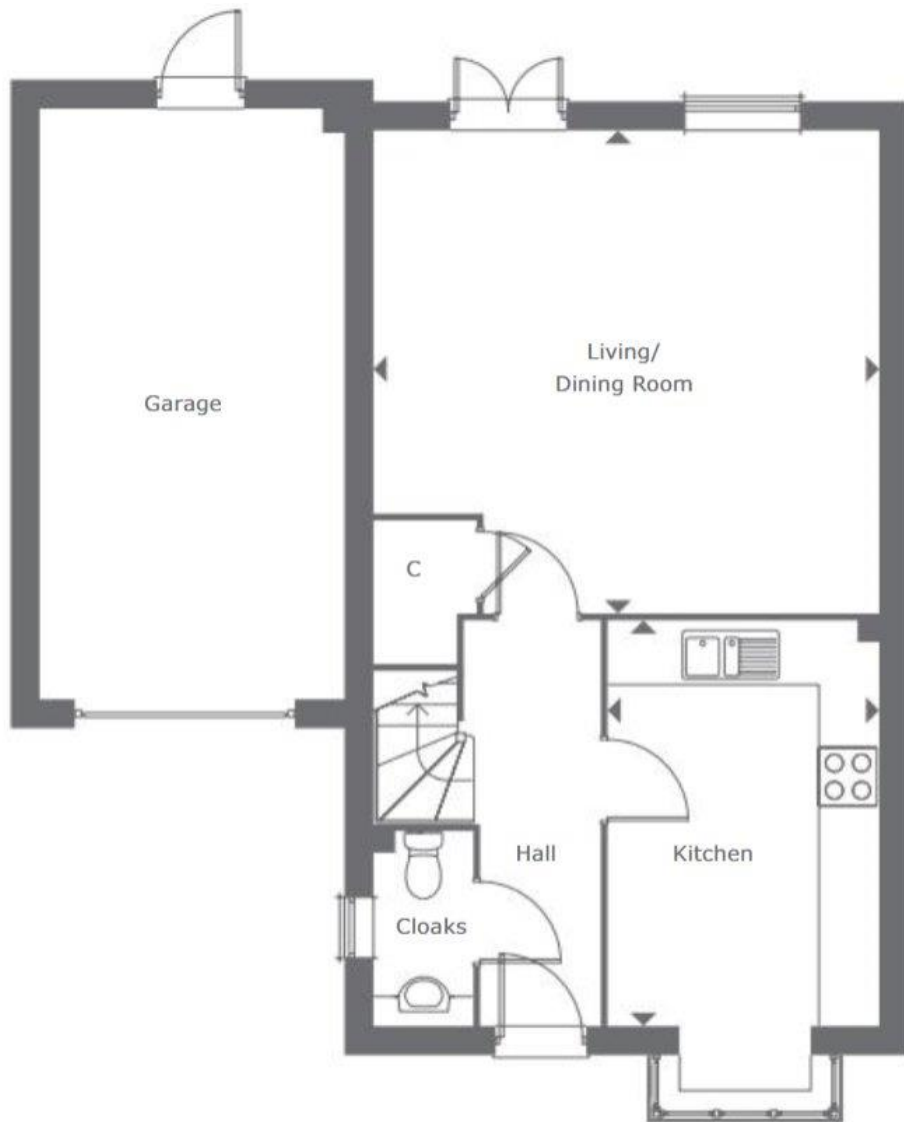
Outside

Large Integral Garage 20'0" x 10'3" (6.10m x 3.12m) Up and over door. Light and power. Rear door. Driveway to front with additional parking. Electric car charging point.

Small Front Garden Flower and shrub border. Block paved pathway and gate to:

Rear Garden Large paved terrace. Area of lawn. Flower and shrub beds. Fully enclosed by tall timbered fencing and well screened by established hedging to the rear. Outside water tap and light point.





PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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