



**Meadow Lane**  
**Lindfield, West Sussex, RH16 2**

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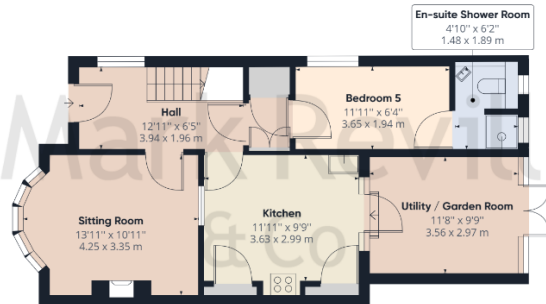
Guide Price £750,000 - Freehold

A rarely available 1930's bay fronted semi-detached 5 bedroom house standing in an extremely large plot, backing onto Lindfield Common with the added benefit of a private gate and access to the Common, ideal for dog owners. It also features a substantial detached studio at the bottom of the garden complete with toilet and sink and is currently operated as a successful Art Studio, but could be utilised for a variety of business purposes or a useful home office if required. The house has been improved and extended with a loft conversion to provide a main bedroom with en-suite shower room and a further ground floor extension to form a bedroom with en-suite shower room. As well as other outbuildings there is also a detached garage and further store to the rear which is approached via a driveway with ample additional parking.

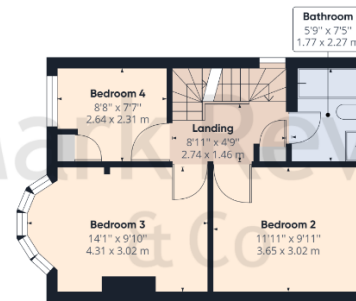
Located in this most sought after private road within easy walking distance of the village High Street providing a variety of traditional shops, supermarket, coffee shops, restaurants and a choice of pubs. The local nearby schools are highly regarded and the village amenities also includes a village hall, modern medical centre and many sports and leisure clubs including bowls, cricket and tennis. The main town of Haywards Heath is about 1.25 miles away and provides further shopping facilities and the main line station.



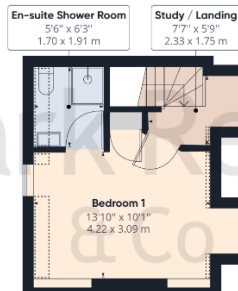




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1658.49 ft<sup>2</sup>

154.08 m<sup>2</sup>

Reduced headroom

23.82 ft<sup>2</sup>

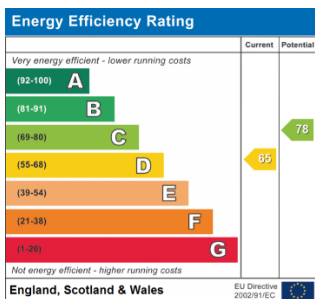
2.21 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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