



Langridges, Langridge Lane, Haywards Heath, West Sussex RH16 3LG

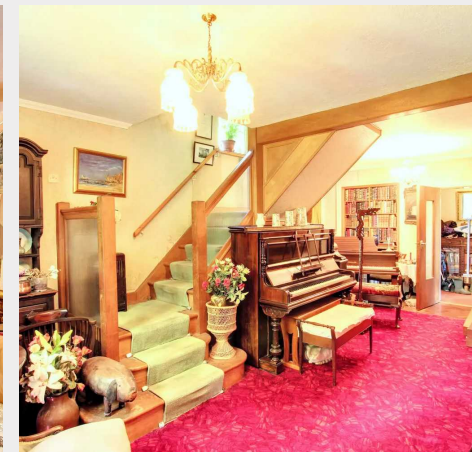
GUIDE PRICE ... £1,000,000 ... FREEHOLD



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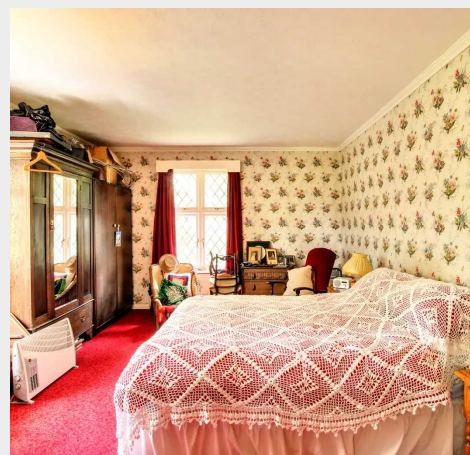
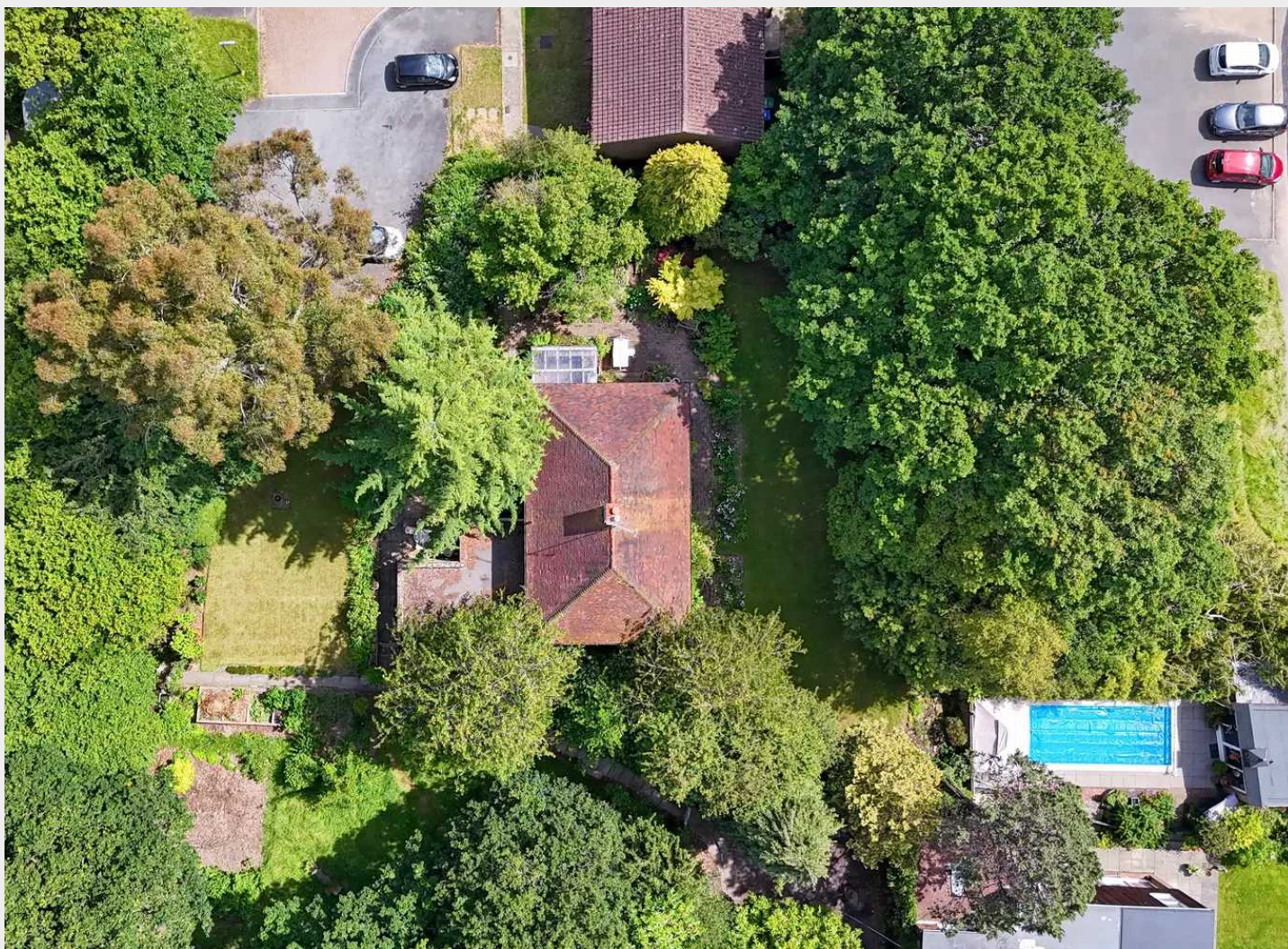
A wonderful old house hidden away on a 0.4 acre plot at the end of a short private cul-de-sac off New England Road. The house and land has been owned by the Hilton family since the 1930s who would have once owned much of the land on this side of town. It is unknown the exact age of the house but it is thought to possibly date from the mid 1800s and was extended by the Hiltons in 1957. WC Hilton was a well respected local builder who was part of the extended family of George Hilton whose department store in the centre of Haywards Heath was one of the mainstays of shopping in the area. His building company built properties in and around Haywards Heath, including many of those designed by renowned local architect, Harold Turner. The parade of shops and the houses on the land known as "America" were also built by Hiltons after the Second World War. The house with its beautiful and mature gardens offers a high degree of privacy. The house does now require general updating throughout and offers tremendous potential for extending and/or the possibility of building further houses within the grounds.

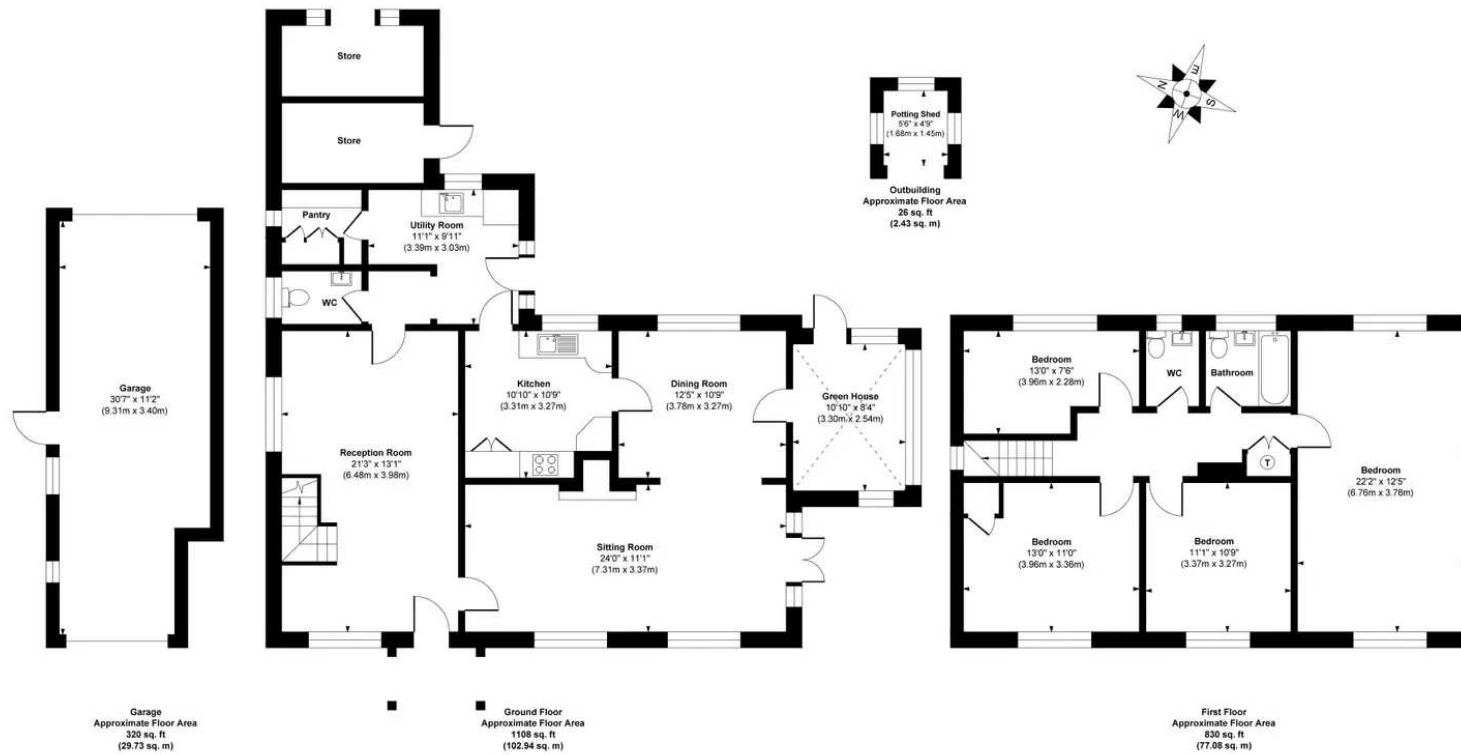


- Potential building plot
- Beautiful mature gardens offering great seclusion
- Large living rooms and 4 bedrooms
- Detached garage and plenty of parking
- Hidden away at the end of a private cul-de-sac
- Close to local shops and schools
- Easy walk to town centre and Lindfield Village
- 1 mile walk to railway station

The property is situated at the end of Langridge Lane surrounded by properties of mixed style and age in this established residential area. Langridge Lane is a private no through lane located off New England Road on the eastern side of Haywards Heath within a short walk of local shops in America Lane and is within half a mile of the town centre with its extensive range of shops, stores, restaurants, cafes and bars. There are several primary schools within walking distance of the property and children from this side of town fall into the catchment area for Oathall Community College (secondary school) in neighbouring Lindfield, which is within half a mile distant and Haywards Heath also benefits from a 6th form college. A regular bus service runs along New England Road linking with the town centre, the hospital, neighbouring districts and the mainline railway station, which is approximately 1 mile distant and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

By road access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5½ miles to the west at Bolney or Warninglid.





Approx. Gross Internal Floor Area 2284 sq. ft / 212.18 sq. m (Including Garage & Outbuilding)

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