



**26 Langmore Lane, Lindfield, West Sussex, RH16 2BD**

Guide Price **£325,000 Freehold**

Mansell McTaggart Lindfield



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

**\*\* AN IMMACULATE COACH HOUSE \*\***

**2 Bedroom modern apartment built by David Wilson Homes in 2016 to 'The Walsham' design. Off Road PARKING + GARAGE.**

The accommodation comprises: Canopy, front door into the **Entrance Hall** stairs to first floor and door into the garage. Turn staircase rises to the open plan **Lounge / Dining Room** double aspect with windows to front and rear plus double doors with Juliette balcony. Space for table and chairs, storage cupboard and loft hatch. Inner Hall which leads to the **Kitchen** fitted range of units at eye and base level, granite worksurfaces, sink unit, integral 4-ring gas hob, oven below, integral dishwasher, fridge, freezer, radiator, opaque rear window and cupboard housing 'Ideal' gas fired boiler. **Bedroom 1** two double width built in mirror fronted wardrobes and front window. **Bedroom 2** an ideal single bedroom or optional Dressing Room / Study with front window. **Bathroom** modern white suite, bath with mixer tap, 'Aqualisa' shower unit, screen, low level WC, wash basin, part tiled walls, heated towel rail and opaque rear window.

**Benefits** gas fired central heating, double glazed windows, blinds / curtains / shutters. This bright and airy property offers excellent potential to convert the garage into a reception room / play room, gym or possible bedroom, if required. (subject to consent)



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**EPC Rating: B and Council Tax Band: D**

**Outside** - **Off Road Parking** for 1 vehicle + nearby visitor spaces + **Single Garage** with up and over door, power and lighting plus storage cupboard.

**LOCATION** - Langmore Lane is situated within the new Heathwood Park Development on the village outskirts with the picturesque tree-lined High Street only 1.5 miles distant with a traditional range of shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

**BY ROAD** - access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

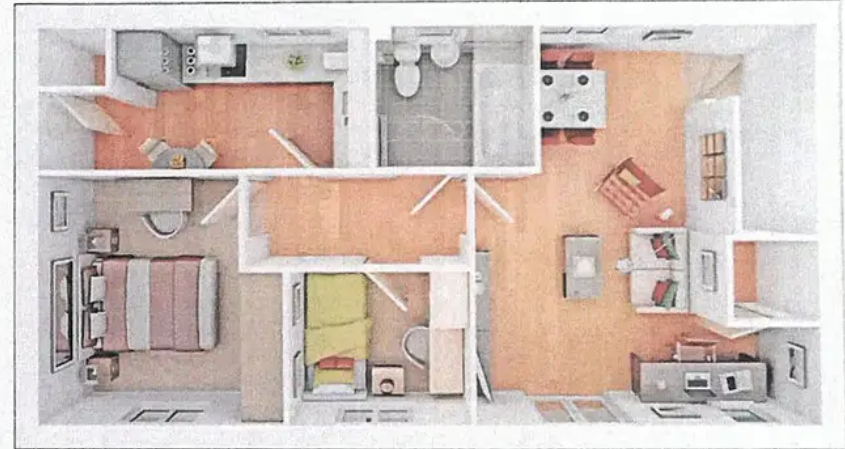
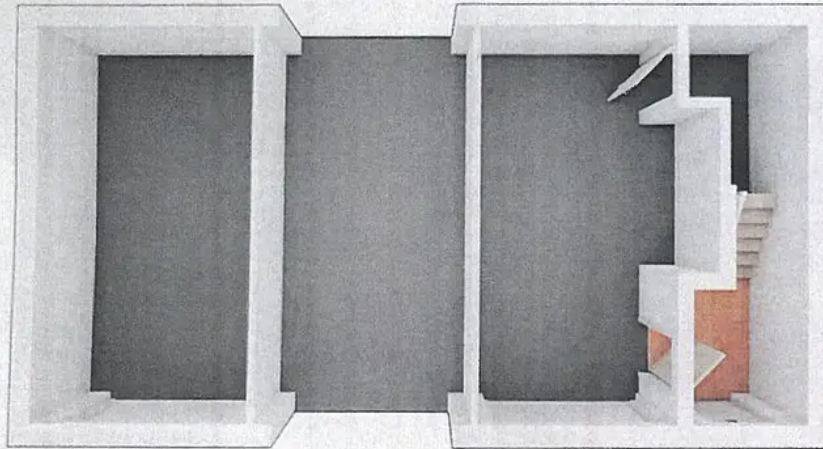
**SCHOOLS** - Lindfield Primary School (1.5 miles), Blackthorns Primary School (2.2 miles), Oathall Community College Secondary School (2.1 miles) and Warden Park Secondary School (3.1 miles). The local area is well served by several independent schools including; Great Walstead (1.8 miles) and Ardingly College (4.1 miles).

**STATION** - Haywards Heath mainline railway station (2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



# THE WALSHAM

TWO BEDROOM HOME



## Ground Floor

Kitchen	4583 x 1962 mm	15'0" x 6'4"
Lounge/Dining	4695 x 5528 mm	15'4" x 18'1"
Bedroom 1	3369 x 3477 mm	11'1" x 11'4"
Bedroom 2	2462 x 2112 mm	8'1" x 6'9"
Bathroom	2150 x 1962 mm	7'1" x 6'4"

## Mansell McTaggart Estate Agents

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