





30 Langmore Lane, Lindfield, West Sussex, RH16 2BD

A wonderful modern family home presented in First Class order built by David Wilson Homes in 2017 to 'The Layton' design. 4 Double Bedrooms, 3 Receptions, 2 Bath/Shower, Double Width Driveway and Double Garage (one converted into a Home Gym). NO CHAIN

- Entrance Hall stairs and store cupboard
- Cloakroom/WC modern white suite
- Study phone point
- Kitchen / Breakfast Room
fitted units, Quartz worktops, integral fridge, freezer, dishwasher, oven/grill, 6-ring AEG gas hob + island / breakfast bar + French doors
- Utility Room space for appliances, worktops, boiler cupboard + garden access
- Sitting Room double aspect, bay to side, wood burning stove + French doors
- Bay fronted Dining Room
- First Floor landing, airing cupboard + loft hatch
- Bedroom 1 double aspect, fitted wardrobes
- En-Suite Shower Room white suite, shower cubicle, low level WC, wash basin, heated towel rail
- Additional 3 Double Bedrooms
- all with built-in wardrobes
- Family Bathroom white suite, bath, shower unit / screen, low level WC, wash basin
- Outside - Front + Side Gardens
- Enclosed and improved 32' deep x 34' wide South Facing Rear Garden patio, Astro turf + hot tub
- 48' x 19' Double Width Driveway

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EPC Rating: B and Council Tax Band: F

- **Electric Vehicle** charging point
- Double glazing + gas central heating + remainder of 10 year NHBC guarantee + window shutters / Amtico flooring

LOCATION - Langmore Lane is situated within the Heathwood Park Development on the village outskirts walking distance of the village Common, High Street (1.5 miles), Common, Pond, Schooling and easy access to the Princess Royal Hospital and the A272. The tree-lined High Street offers a traditional range of shops, stores and boutiques. Lindfield has numerous sports clubs, leisure groups and 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 LAYTON

FOUR BEDROOM HOME

THIS FLOORPLAN IS HANDED



Ground Floor

Kitchen/Breakfast	4750 x 3487 mm	15'6" x 11'4"
Lounge	3727 x 5040 mm	12'2" x 16'5"
Dining	4100 x 2514 mm	13'5" x 8'2"
Utility	1887 x 1985 mm	6'2" x 6'5"
Study	2727 x 2512 mm	8'9" x 8'2"
Cloakroom	1499 x 1899 mm	4'9" x 6'2"



First Floor

Bedroom 1	3727 x 5141 mm	12'2" x 16'9"
En suite	1467 x 2084 mm	4'8" x 6'8"
Bedroom 2	2788 x 4460 mm	9'1" x 14'6"
Bedroom 3	3251 x 3330 mm	10'7" x 10'9"
Bedroom 4	4070 x 2750 mm	13'4" x 9'0"
Bathroom	2201 x 2698 mm	7'2" x 8'9"

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. Floor plans are indicative only to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Advisers for details of the treatments specified for individual plots. Computer generated images are for general guidance only and are not intended to form part of any contract or warranty. Furniture shown is for illustrative purposes only.

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