



**Langmore Lane  
Haywards Heath RH16 2BD**

**£425,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
land and new homes.**



1



2



2

### PROPERTY

Built in 2012 by the well-regarded Croudace Homes, this spacious two-bedroom end-of-terrace home offers modern, stylish living with a bright and neutral décor throughout-ideal for those looking to move straight in.

The ground floor features a welcoming entrance hall giving access to a convenient downstairs cloakroom, a modern fitted kitchen with integrated appliances, a generous dual-aspect living/dining room boasting a bay window, under-stairs storage, and French doors that open onto a lovely rear garden-perfect for both everyday living and entertaining. Upstairs, the property continues to impress with a central landing, useful storage cupboard, loft access, and two well-proportioned double bedrooms. The main bedroom benefits from built-in wardrobes and an ensuite shower room, while the second overlooks the front green. A contemporary family bathroom completes the first floor, featuring a bath with shower over, WC, and wash basin.

Additional features include double glazing, gas central heating, stylish window shutters throughout, and solar panels that contribute to the home's hot water supply-making this a comfortable and energy-conscious choice.

### OUTSIDE

At the front of the property, a neatly landscaped garden frames the pathway to the front door and sheltered storm porch. To the rear, you'll find a private, low-maintenance garden complete with a well-manicured lawn - ideal for relaxing or entertaining. Additional outdoor highlights include an exterior light, a handy water tap, a charming brick boundary wall, and rear gated access leading to two private, covered parking spaces.

### LOCATION

Langmore Lane is tucked just off Gravelly Lane in the charming village of Lindfield, placing you within easy walking distance of Lindfield Common and the vibrant high street. Here you'll find a delightful mix of independent shops, boutiques, restaurants, and three welcoming pubs. The village also offers a range of amenities including a scenic pond, a medical centre, village hall, beautiful church, and a well-regarded primary school-all adding to its warm community feel.

### Additional Information

Tenure – Freehold

Development charge – tbc per annum







#### Buses

0.1 mile



#### Shops

Tesco express  
0.3 miles



#### Trains

Haywards Heath  
1.7 miles



#### Airport

Gatwick  
14.2 miles



#### Roads

M23  
9.3 miles



#### Sport & Leisure

Dolphin leisure centre  
2.1 miles



#### Rental Income

£1,600 pcm



#### Schools

Lindfield Primary  
Northlands wood Primary



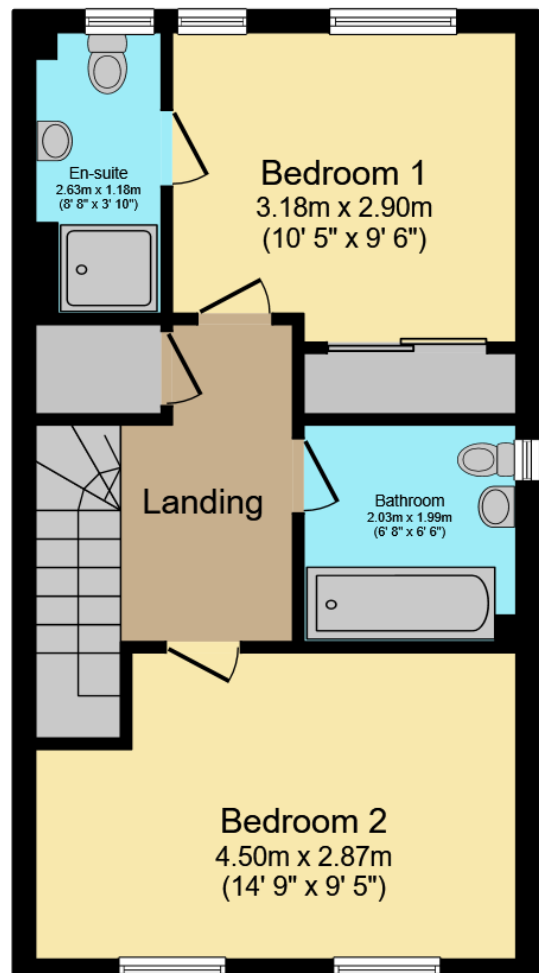
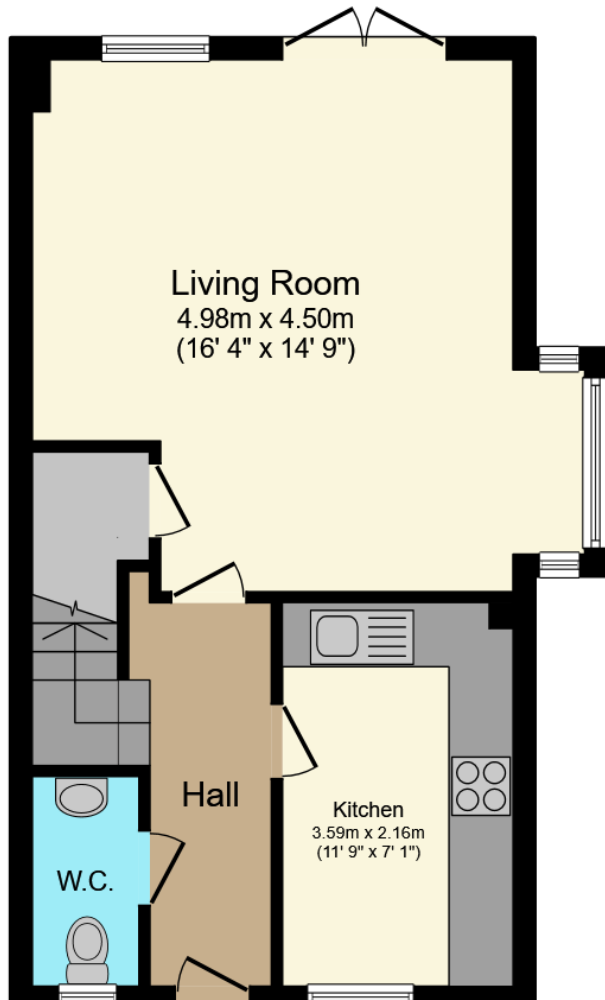
#### Broadband

Up to  
1800 Mbps

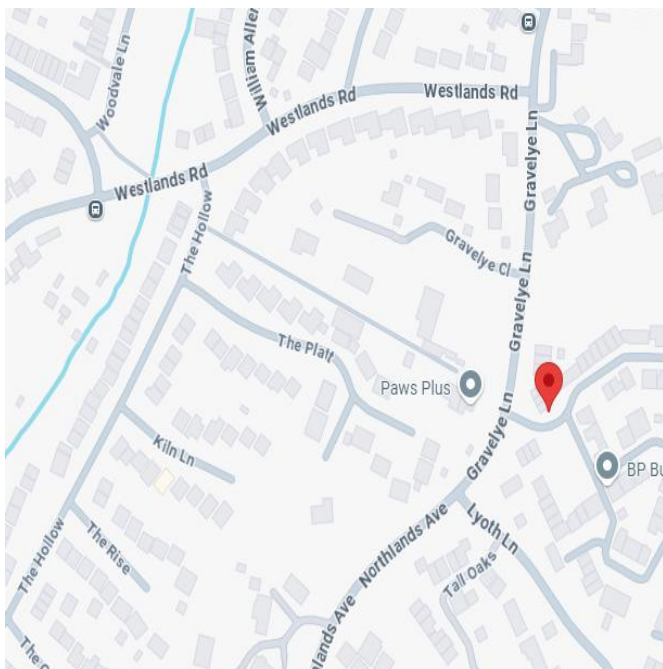


#### Council Tax

Band  
C



#### Map Location



**Total Approximate Floor Area**  
**79.2 sq.m. / 852 sq.ft.**

#### EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.

**Viewing arrangements by  
appointment through Brock Taylor**

**01444 474447**  
**hhsales@brocktaylor.co.uk**



**01444 474447**

**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

**brocktaylor.co.uk**

26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

