



**Savill Road,  
Lindfield, RH16 2NX**

**Guide Price  
£900,000 to £950,000**

**01444 474447  
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**Residential sales, lettings,  
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## Savill Road, Haywards Heath RH16 2NX



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### PROPERTY

Step inside this well-proportioned detached residence and discover a layout thoughtfully designed for comfortable family living. The welcoming entrance hall features practical touches, including a coat cupboard, downstairs WC, and useful under-stairs storage.

The bright kitchen offers ample space for a breakfast table, complemented by a charming serving hatch and a side door providing convenient outdoor access. Across the hall, the spacious living room centres around an inviting open fireplace-perfect for cosy evenings. To the rear a generous dining room opens directly onto the garden, while a large second reception room features sliding doors that flood the space with natural light and create a seamless connection to the outdoors.

Upstairs, the home offers four well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes and a hand basin. This level also benefits from two large family bathrooms, ensuring flexibility for busy households.

Coming to the market for the first time in over 50 years, this much-loved home presents an exceptional opportunity for modernisation and personalisation-inviting new owners to reimagine the space and create a truly bespoke family home.

**TENURE:** Freehold

### OUTSIDE

This impressive double-fronted detached residence exudes style, space, and sophistication. Set behind an attractive frontage, the home enjoys excellent curb appeal and the convenience of a private driveway with parking for two vehicles, complemented by a garage and attached storage rooms.

Dual side access leads to a beautifully landscaped rear garden-an expansive and mature outdoor haven extending over 140 feet. Surrounded by established trees and hedging, the garden offers a high degree of privacy and a serene ambience. A paved patio provides the perfect setting for alfresco dining and entertaining, while a charming pond introduces a calming focal point, ideal for relaxing in peaceful, natural surroundings.

### LOCATION

Savill Road is a highly desirable residential street nestled in the charming village of Lindfield, one of the South-East's most sought-after locations. The picturesque High Street, with its historic character and tranquil village pond, offers a vibrant mix of independent boutiques, specialty shops, and inviting eateries.

Commuters benefit from easy access to Haywards Heath's mainline station, just 1.3 miles away, offering direct services to London Bridge and Victoria in around 45 minutes, as well as connections to Gatwick Airport and the South Coast. For drivers, the A23(M) provides swift access to the motorway network.





#### Buses

1 min walk



#### Shops

Co-op  
0.6 miles



#### Trains

Haywards Heath  
1.3 miles



#### Airport

Gatwick  
13.4 miles



#### Roads

M23  
7 miles



#### Sport & Leisure

Dolphin Leisure Centre  
1.5 miles



#### Rental Income

£3,000pcm



#### Schools

Lindfield Primary Academy  
Oa thall Community College



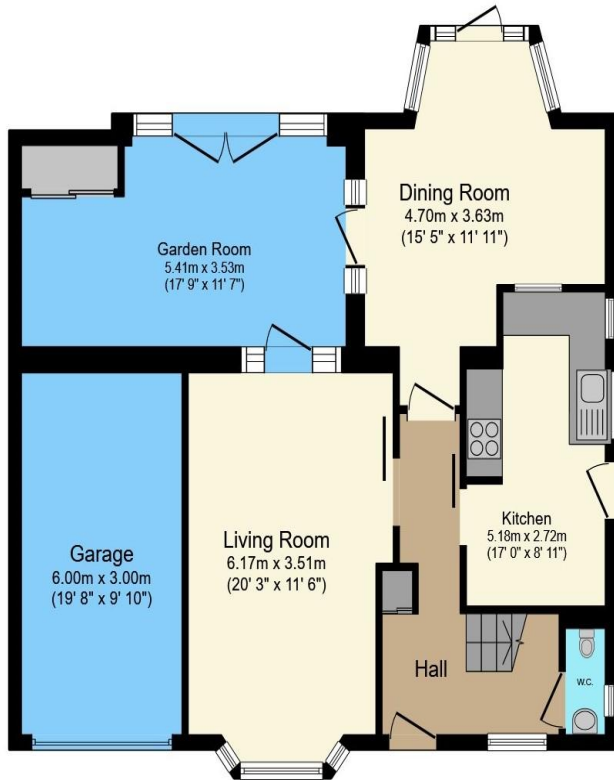
#### Broadband

Up to  
1800 Mbps

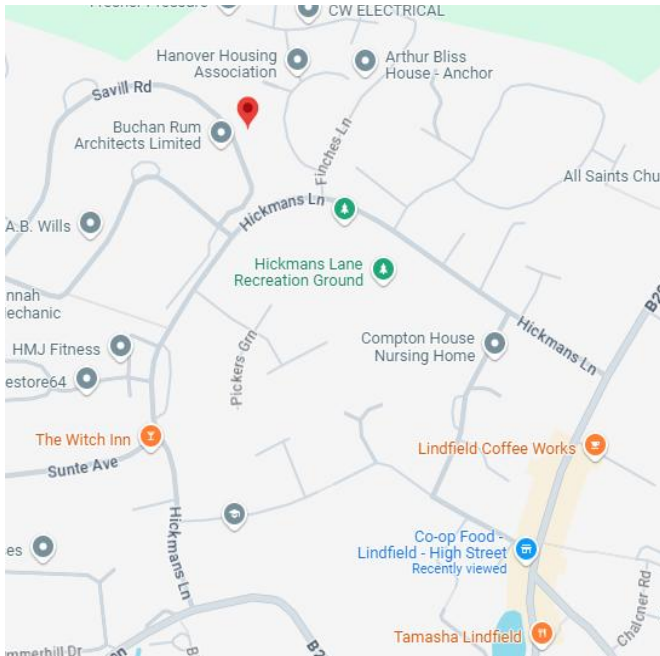


#### Council Tax

Band  
G



## Map Location



## Total Approximate Floor Area

**147.9 sq.m / 1,591 sq.ft**

## EPC Rating

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Viewing arrangements by appointment through Brock Taylor

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



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**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.

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