



**MANSELL
McTAGGART**
— Trusted since 1947 —



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

Guide Price **£435,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A spacious 2 Double Bedroom, 2 Bath/Shower Room end of terrace home offering modern and stylish living accommodation built in 2012 by Croudace Homes to 'The Glanville' design

- **Entrance Hall** with stairs to first floor
- **Cloakroom/ WC** modern white suite
- **Kitchen** fitted with units at eye and base level plus integrated appliances
- Generous double aspect **Living/Dining Room** side bay window, storage cupboard and French doors onto the garden
- **First Floor** - Landing with storage cupboard and loft access
- **2 Double Bedrooms**
- **Bedroom 1** with built-in wardrobes
- **En-Suite Shower Room** modern white suite
- **Family Bathroom** fitted modern white suite, enclosed bath, low level WC, wash basin and opaque side window
- Double glazed windows
- Gas fired central heating to radiators
- Stylish window shutters
- Solar panels that contribute to the hot water
- Neatly landscaped **Front Garden** with rear gate into the private low maintenance **Rear Garden** (31' x 16') well manicured lawn ideal for relaxing or entertaining with timber fencing and charming brick boundary wall
- Private Carport with **2 Parking Spaces** to the rear

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EPC Rating: C and Council Tax Band: C

Estate Charge: £363.27 pa (2026) HML Grayelye Lane Management Company Ltd.

Email: info@hmlgroup.com and **Tel:** 0333 032 5955

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. 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.

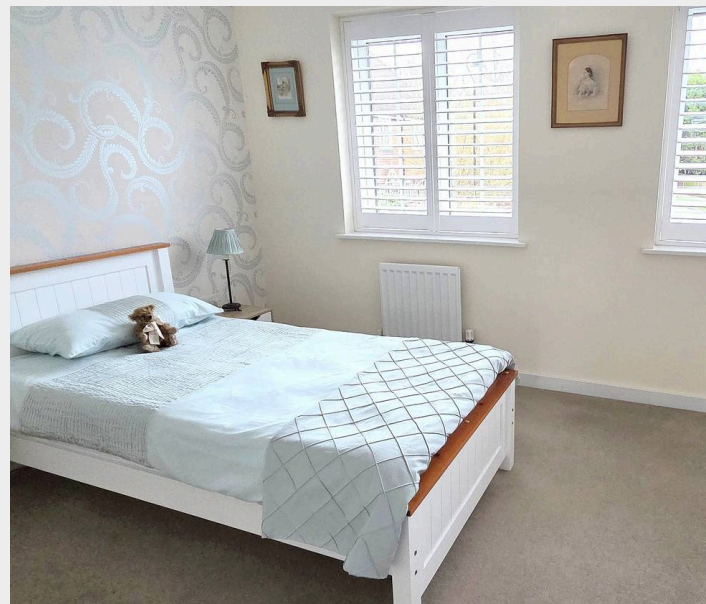
BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

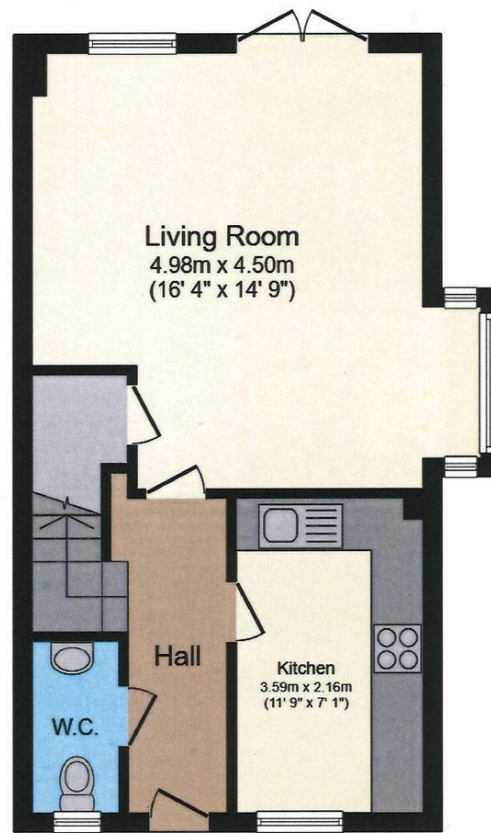
SCHOOLS - Lindfield Primary School (1.5 miles), Blackthorns Primary School (2.2 miles), Oathall Community College Secondary School (2.1 miles) and Warden Park Secondary School (3.1 miles). The local area is well served by several independent schools including: Great Walstead (1.8 miles) and Ardingly 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 (15mins) and Brighton (20 mins).



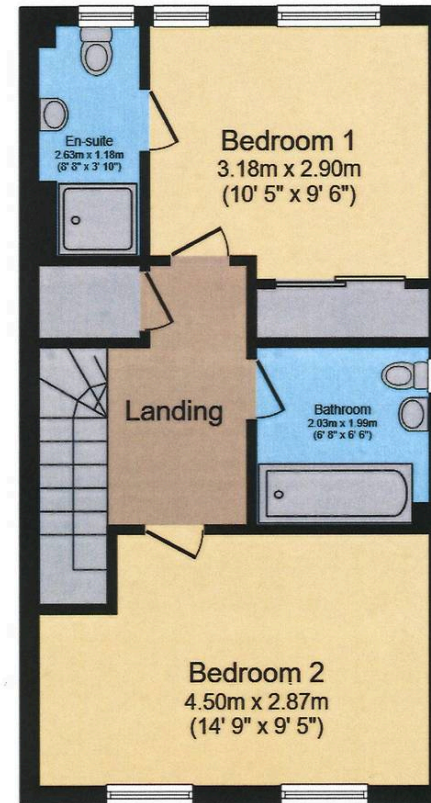
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Ground Floor

Floor area 40.2 sq.m. (432 sq.ft.)



First Floor

Floor area 39.0 sq.m. (420 sq.ft.)

Total floor area: 79.2 sq.m. (852 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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