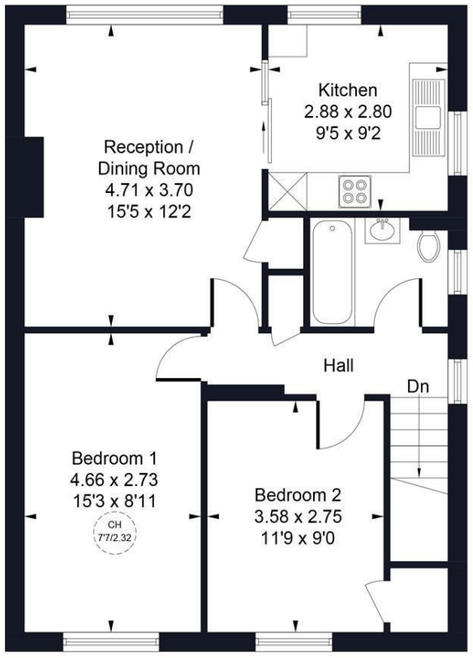


Ground Floor

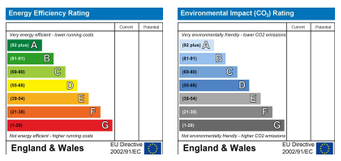


First Floor

Approximate Gross Internal Area
69.39 sq m / 747 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

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5 Things We Love...

Fully Refurbished Within the Last Three Years – Including a complete electrical rewire, new boiler, radiators, contemporary kitchen and stylish bathroom.

Exceptional Private Rear Garden – A wonderfully generous outdoor space with a large lawn, established hedging and a paved terrace, perfect for summer entertaining.

Bright & Spacious Living Accommodation – An attractive living and dining room enjoying delightful leafy views and plenty of natural light.

Two Generous Double Bedrooms – Beautifully presented rooms offering excellent flexibility for couples, young families or those working from home.

Desirable Lindfield Village Location – A peaceful residential setting within easy reach of the picturesque High Street, village amenities and Haywards Heath mainline railway station.

Guide Price £300,000 - £325,000

A beautifully refurbished two-bedroom first-floor maisonette, situated in the highly sought-after village of Lindfield. Offering approximately 747 sq ft of accommodation, the property has been extensively updated within the last three years, including a full rewire, new boiler, radiators, contemporary kitchen and stylish bathroom. Further highlights include a spacious living/dining room with leafy views, two generous double bedrooms and an exceptionally large private rear garden. Benefiting from the remainder of a 999-year lease, the property is conveniently positioned for Lindfield's picturesque High Street and Haywards Heath mainline railway station.

The Home...
The property is approached via its own private ground-floor entrance, with a staircase rising to the first-floor accommodation. A welcoming central hallway provides access to all principal rooms, creating a practical and well-arranged layout, with useful storage cupboards.

The spacious living and dining room is a particularly appealing feature of the home, measuring approximately 15'5" x 12'2". Beautifully presented in soft, neutral tones, the room enjoys an abundance of natural light through a large window overlooking the surrounding greenery. The generous proportions comfortably accommodate both a substantial sofa and dining table, making this a wonderful space for everyday living and entertaining. Contemporary lighting, attractive shelving and carefully considered decorative touches further enhance the room's welcoming atmosphere. Positioned towards the rear of the property, the newly fitted kitchen has been thoughtfully designed to combine contemporary styling with everyday practicality. A range of white wall and base units is complemented by contrasting work surfaces, attractive sage-green tiled splashbacks and dark fittings. Integrated cooking appliances include an electric oven and hob, while there is additional space for laundry appliances. Two windows provide excellent natural light and pleasant leafy views, while the room also offers space for a small breakfast table, ideal for informal dining.

The principal bedroom is a particularly generous double room, measuring approximately 15'3" x 8'11". Beautifully decorated in a calming neutral colour palette, with a contrasting feature wall and contemporary bedside lighting, this comfortable room offers ample space for a double bed, wardrobes and additional bedroom furniture. Bedroom two is another well-proportioned double room, measuring approximately 11'9" x 9'0". Currently arranged as a nursery, it offers excellent flexibility and could equally serve as a guest bedroom, children's room or dedicated home office. The stylish family bathroom has also been refurbished, featuring a modern white suite comprising a panelled bath, wash basin and WC, providing a fresh and contemporary finish in keeping with the remainder of the home.

A particularly important feature of this property is the extensive programme of refurbishment undertaken within the last three years. In addition to the new kitchen and bathroom, the home has been fully rewired, with a new boiler and radiators installed, offering prospective purchasers the reassurance of significant improvements to the property's essential services.

The Outside...
One of the property's most impressive features is its exceptionally generous private rear garden, providing a wonderful outdoor space rarely associated with a two-bedroom maisonette. Predominantly laid to lawn, the garden extends away from the property and is bordered by established hedging, mature shrubs and attractive planting, creating a wonderfully green and secluded environment. The surrounding trees provide a beautiful natural backdrop, adding to the peaceful atmosphere. A paved terrace provides an excellent setting for outdoor dining, summer barbecues and entertaining friends and family, with ample space for a generous garden furniture arrangement. The extensive lawn is ideal for children to play, while the established borders offer plenty of opportunities for keen gardeners. Towards the far end of the garden, there is a useful storage shed, together with further space for seating, play equipment or additional landscaping.



The garden is a real highlight of this home, combining privacy, generous proportions and a delightful outlook, making it equally suited to entertaining, family life or simply enjoying the warmer months.

The Location...
Pelham Road is situated within the highly desirable village of Lindfield, one of Mid Sussex's most picturesque and sought-after locations, renowned for its charming High Street, historic buildings and wonderful sense of community.

The village offers an excellent selection of independent shops, cafés, restaurants and traditional pubs, together with a local supermarket, pharmacy and other everyday amenities. At the heart of Lindfield is its beautiful village pond and historic High Street, while the nearby Common provides a popular open space for walking, recreation and community events. Families are particularly well catered for, with well-regarded local schools including Lindfield Primary Academy and Blackthorns Community Primary Academy, together with a selection of secondary schools in nearby Haywards Heath. For commuters, Haywards Heath mainline railway station offers regular services to London Victoria and London Bridge, with journey times of approximately 45 minutes, as well as convenient connections to Brighton and Gatwick Airport. The A23 is also readily accessible, providing links to the wider motorway network.

The surrounding Sussex countryside offers an abundance of scenic walks, cycling routes and outdoor pursuits, while the nearby Ashdown Forest and South Downs National Park provide further opportunities to explore. Combining the charm of traditional village life with excellent transport connections and everyday convenience, Lindfield continues to be one of the most desirable places to live in Mid Sussex.

Important Information...
Tenure: Leasehold – remainder of a 999-year lease.
Accommodation: Approximately 747 sq ft (69.39 sq m).
Refurbishment: Comprehensive refurbishment undertaken within the last three years, including a full electrical rewire, new boiler, radiators, kitchen and bathroom.
Private Garden: Generous enclosed rear garden with established planting, lawn and paved seating area.
Ground Rent £20pa
Service Charge Service Charge & Maintenance: There is no fixed annual service charge. Under the current maintenance arrangements, 15 Pelham Road is responsible for the maintenance of the ground floor, while 15B Pelham Road is responsible for the maintenance of the first floor, including the roof.
Council Tax Band: C
EPC Rating: C

Disclaimer: Information is provided in good faith and should be independently verified by prospective purchasers and their legal advisers.





