



Spacious detached family home in a desirable location

Wishfield, 15 Portsmouth Lane, Lindfield, Haywards Heath, West Sussex RH16 1SE

Guide £900,000 Freehold





Entrance porch and hall • 2 reception rooms • Kitchen, dining and family room • Study • Cloakroom • Principal bedroom with en suite bathroom • 3 further bedrooms • Family bathroom • Front and rear gardens • Driveway parking • EPC rating D

About this property

Understood to date from the 1950s, 15 Portsmouth Lane (also known as 'Wishfield') is a spacious detached house situated in a sought-after location on the edge of Lindfield, yet only minutes from Haywards Heath's mainline railway station. This good family home offers well-proportioned accommodation extending to nearly 2,000 square feet, whilst also having plenty of scope for a new buyer to update and further improve.

The layout and full extent of the house can be seen on the floor plans. There are two good-sized reception rooms, one with a working fireplace; of particular note is the large kitchen, dining and family room – a versatile space, ideal for everyday family life and entertaining alike. There are four bedrooms and a family bathroom on the first floor; the dual-aspect principal bedroom benefitting from a private balcony overlooking the garden and an en suite bathroom with suite including a roll top bath and separate shower cubicle.

Outside

Wishfield sits in an elevated position, surrounded by mature and well enclosed gardens giving a good degree of privacy. A short driveway from Portsmouth Lane opens to a large parking area ahead of the house, to the south of which is a raised area of lawn; the front of the house is well screened from the road by fencing and mature evergreens. A paved terrace spans the rear of the house, with stone steps rising to an expanse of lawn. To the northern side of the lawn is a further area of terrace, covered by a large vine-clad pergola, an excellent space for barbecuing and al fresco dining.

Agent's Note

There is planning permission in place for a detached double garage with office over. Mid Sussex District Council, ref: DM/20/3758



Local Information

Wishfield is situated on the desirable north side of Haywards Heath, almost equidistant between Lindfield's picturesque, tree-lined village High Street and the mainline railway station in Haywards Heath.

Haywards Heath is positioned in the heart of Mid Sussex, close to the South Downs and the coast, and provides an excellent range of local amenities including high street shops, supermarkets, restaurants and leisure facilities; further facilities can be found in Brighton (15 miles), Crawley (12 miles) and Tunbridge Wells (21 miles).

Sussex has a diverse cultural and arts scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport links are good; Haywards Heath mainline railway station is just under a mile distant and offers services to London Bridge/Victoria from 42 minutes.

The A23/M23 is easily accessible to the west, connecting to Gatwick airport (13 miles) and the national motorway network.

There is an excellent range of schools in the area, both state and private, including Harlands Primary School, Oathall Community College, Warden Park Academy, Great Walstead, Cumnor House, Burgess Hill Girls, Hurstpierpoint College and Ardingly College.

Directions

From the centre of Haywards Heath, take the B2028 north down Perrymount Road and head straight over the roundabout into Mill Green Road. At the T-junction turn right, and upon reaching the mini-roundabout, turn left into Portsmouth Lane (signposted Ardingly). Wishfield (number 15) is the third house on the left after Birchen Lane.

Services

Gas fired central heating. All mains services.

Outgoings

Mid Sussex District Council, 01444 458166. Tax band G.

Energy Performance

A copy of the full energy performance certificate is available on request.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.

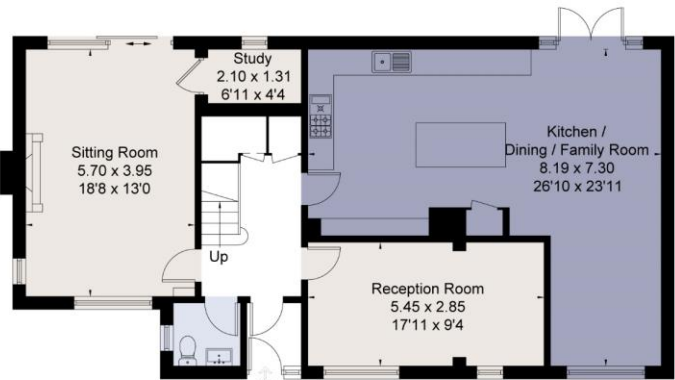




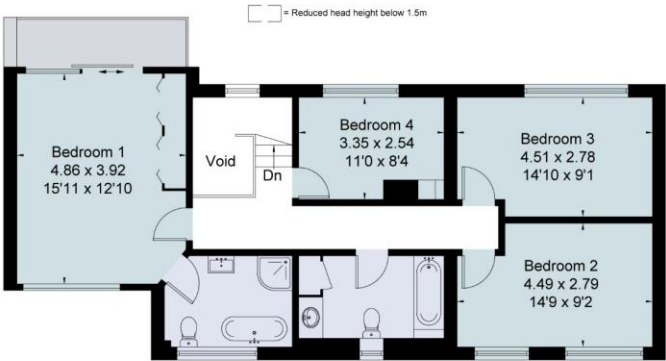
Wishfield, 15 Portsmouth Lane, Lindfield, Haywards Heath, West Sussex RH16 1SE

Rohan Vines
Haywards Heath
01444 446 000
rvines@savills.com

Approximate Area = 177.9 sq m / 1915 sq ft
(Excluding Void)
Including Limited Use Area (1.4 sq m / 15 sq ft)
For identification only. Not to scale.
© Fourwalls




Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 285313

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

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210909JRCK. Photographs taken: September 2021.

