



Set along one of Lindfield's most picturesque tree-lined roads, this delightful Victorian home beautifully blends period elegance with modern family living. With its handsome red-brick façade and welcoming front garden, it's a house that instantly feels like home. Inside, original features meet thoughtful contemporary updates across three spacious floors, creating a home that is both stylish and wonderfully practical.

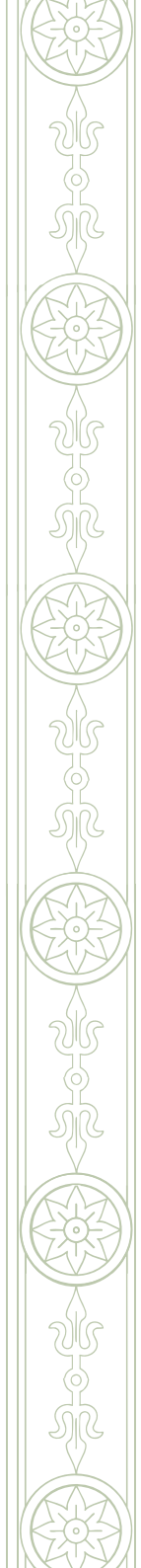


A traditional entrance leads into a bright and inviting front sitting room, filled with natural light from the bay window and framed by crisp plantation shutters. A handsome working marble fireplace forms the centrepiece of the room, while high ceilings and soft décor add to the sense of space and calm.





The second reception room offers a cosy retreat, ideal as a family snug or study, complete with another original working fireplace, bespoke floating shelving and contemporary plantation shutters.

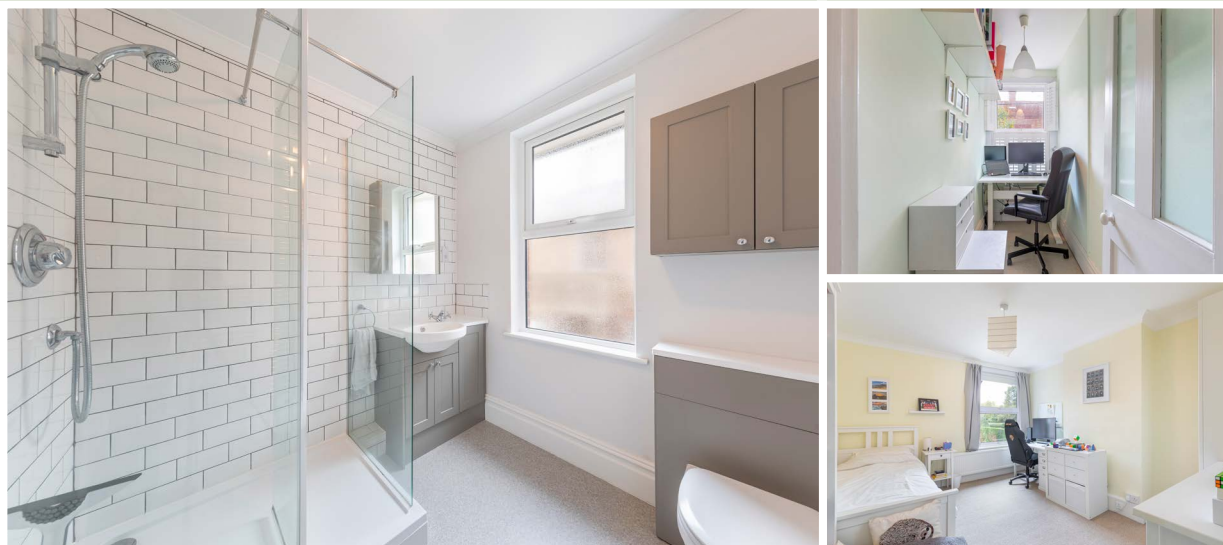




The heart of the home lies in this wonderfully open and inviting kitchen and breakfast room — a space designed for both relaxed family living and effortless entertaining. Flooded with natural light from large rear windows and glazed bi-fold doors that open toward the garden, it's a room that feels bright, sociable, and full of life. The breakfast and dining area has a charming farmhouse style with warm wood flooring and a fitted bench seat running along one wall — creating a comfortable, informal space for family meals, morning coffee, or homework time. Subtle details, such as the painted cabinetry, ceiling cornice, and decorative plate rack, add character and charm, while maintaining a sense of airy simplicity. At the centre, the bespoke oak kitchen combines timeless craftsmanship with practicality. Solid wood cabinetry offers abundant storage, while the dark worktops provide generous preparation space. Integrated appliances include a hot water tap and a 5-ring gas hob to name a few, and tiled flooring give the space a durable and functional feel, perfectly suited to busy family life.



Adjoining the kitchen, the room flows naturally into the garden room, allowing the entire rear of the house to open up beautifully — perfect for gatherings that spill out onto the terrace and garden beyond. Whether cooking, dining, or relaxing together, this versatile space forms the social heart of the home and captures the essence of easy, modern living in a period setting.



Upstairs, the accommodation is both spacious and versatile. A large double bedroom to the front enjoys a lovely bay window and twin fitted wardrobes, offering a calm and comfortable space to unwind. Two further double bedrooms overlook the rear garden, each well-proportioned and filled with natural light. A smaller study or home office provides the perfect setup for remote work or quiet study. The family bathroom, totally remodelled in 2021 has been smartly finished with metro tiling, a walk-in shower, and elegant fittings — blending contemporary comfort with classic design.



The top floor hosts a peaceful principal suite, offering privacy and a wonderful sense of calm. This bright and airy double bedroom features dormer and skylight windows, generous storage, and soft tones that create a restful retreat. The en suite shower room is sleek and modern, finished with stylish tiling and a large rooflight that bathes the room in daylight. A large dressing room can be found off the half landing which conveniently leads to eaves storage.



Rosebank



The rear garden is a true highlight — a beautifully maintained, family-friendly space with a sun-drenched patio and a lawn bordered by mature planting. A gate at the end of the garden opens directly onto Hickmans Lane Recreation Ground, providing easy access to open green space, walking paths, and community recreation. Away from the home, there's a detached double garage accessed off Compton Road, providing excellent parking and additional storage.

Compton Road is one of Lindfield's most desirable addresses, combining the charm of a quiet residential street with proximity to the village's independent shops, cafés, and pubs. Hickmans Lane Recreation Ground, just beyond the garden gate, offers acres of open space for walks and family activities, while local schools and transport links are within easy reach.





Ask the Owner

Where do you go when you need...



A walk

Walk to Scaynes Hill through Costell's Wood - particularly good in bluebell season.



A bite to eat

Le Flamant has been a great addition to the village - lovely food and great choice of wine.



Groceries

From Paul's the greengrocer and Cottenham's the butcher, to South Downs Cellars, Lindfield Coffee Works, the Co-op, and the Post Office, Lindfield has everything covered!



A day out with the Family

A wander round Sheffield Park, which is spectacular in the Autumn, followed by a gelato and a game of mini-golf at Latchetts Farm.



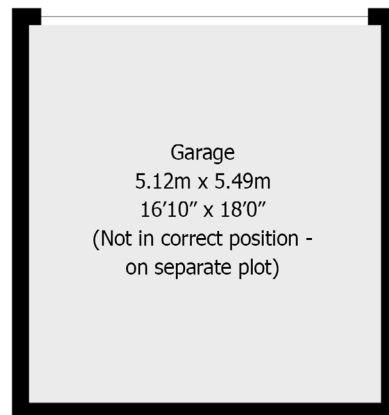
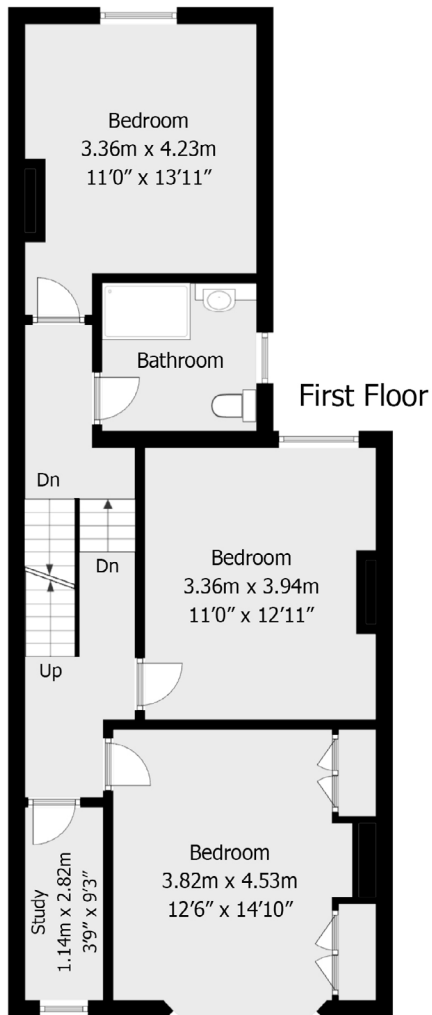
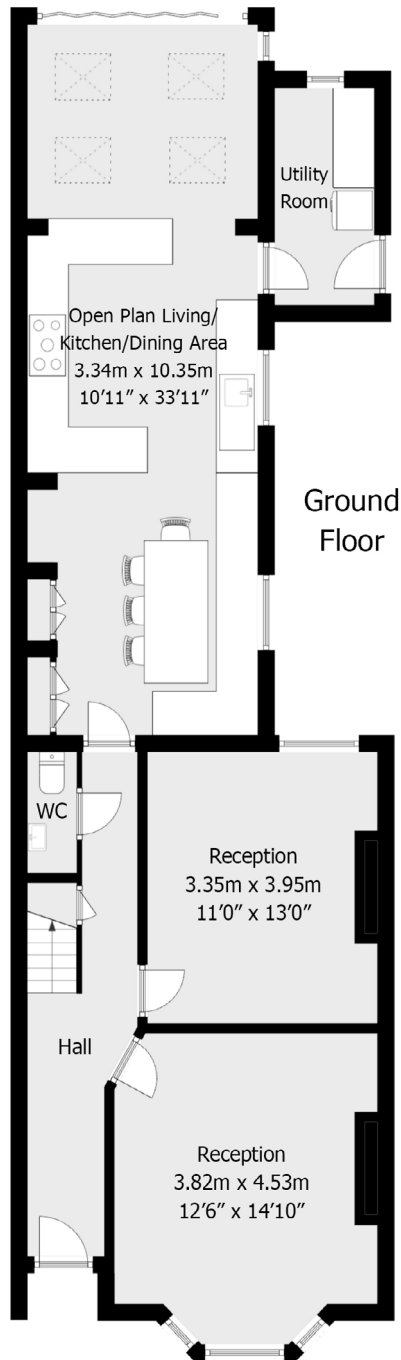
Schools

Our children went to the fantastic Acorns Nursery School, Lindfield Primary Academy, and more recently Hurstpierpoint College.



A local pub

We love the Stand Up - great atmosphere, delicious Thai food, and you can have a game of Toads too!



Approximate floor area 208.4 sq m/ 2243 sq ft

Key Features

- Handsome Victorian home full of character
- Bright open-plan kitchen and dining space
- Elegant sitting room and family snug
- Four bedrooms plus a study/home office
- Two modern bath/shower rooms (one en suite)
- Beautiful rear garden backing onto Hickmans Lane Recreation Ground
- large, detached garage (available under separate negotiation)
- Highly sought-after Lindfield location

Rosebank

See
Steven's
Video



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

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45 Compton Road



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