



31 Hickmans Lane, Lindfield, West Sussex, RH16 2BN

Mansell McTaggart Lindfield

Price £600,000 Freehold



31 Hickmans Lane, Lindfield, West Sussex, RH16 2BN

PLEASE WATCH VIEWING VIDEO

A tucked away **3 bedroom link-detached village home** situated within easy reach of the High Street, highly regarded schooling and mainline railway station. The property provides an excellent opportunity for modernisation and a chance to create your own home!

A generous **Reception Hall** telephone point, radiator, stairs to first floor. **Cloakroom/WC** white suite. Triple aspect open plan **Sitting / Dining Room** wood block flooring, fireplace, radiators, understairs storage cupboard (consumer unit / meters) plus side door. **Kitchen** units at eye and base level, space for appliances, gas fired 'Worcester' boiler, side and rear windows plus door to garden. **First Floor:** landing side window, hatch to loft space, airing cupboard with hot water cylinder and shelving. **Principle Bedroom** fitted wardrobes, radiator and front window. **Bedroom 2** radiator and rear window. **Bedroom 3** radiator and front window. **Shower Room** white suite, double sized shower cubicle, low level WC, wash basin, heated towel rail, electric light / shave point and opaque side window. **Outside:** shaped garden laid to lawn flanked by the **Driveway** leading to the attached **Garage** electric up and over door. Gated access to the private **45' x 37' West Facing Rear Garden** laid to patio, shaped lawn, mature and colourful plants, flowers and shrubs, shed, summerhouse, water tap, sun awning and door into the rear of the garage which is set up as a **Utility Area** ideal space for appliance and storage.



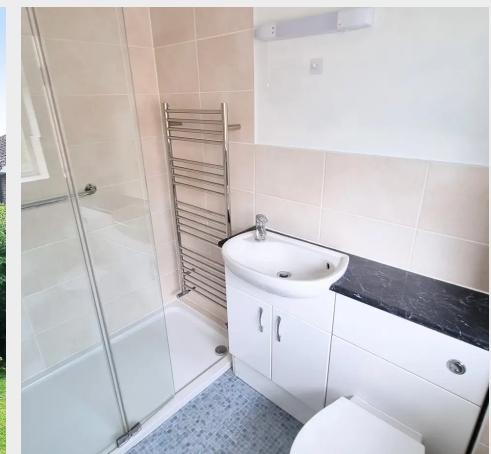
31 Hickmans Lane, Lindfield, West Sussex, RH16 2BN

EPC Rating: D and Council Tax Band: F

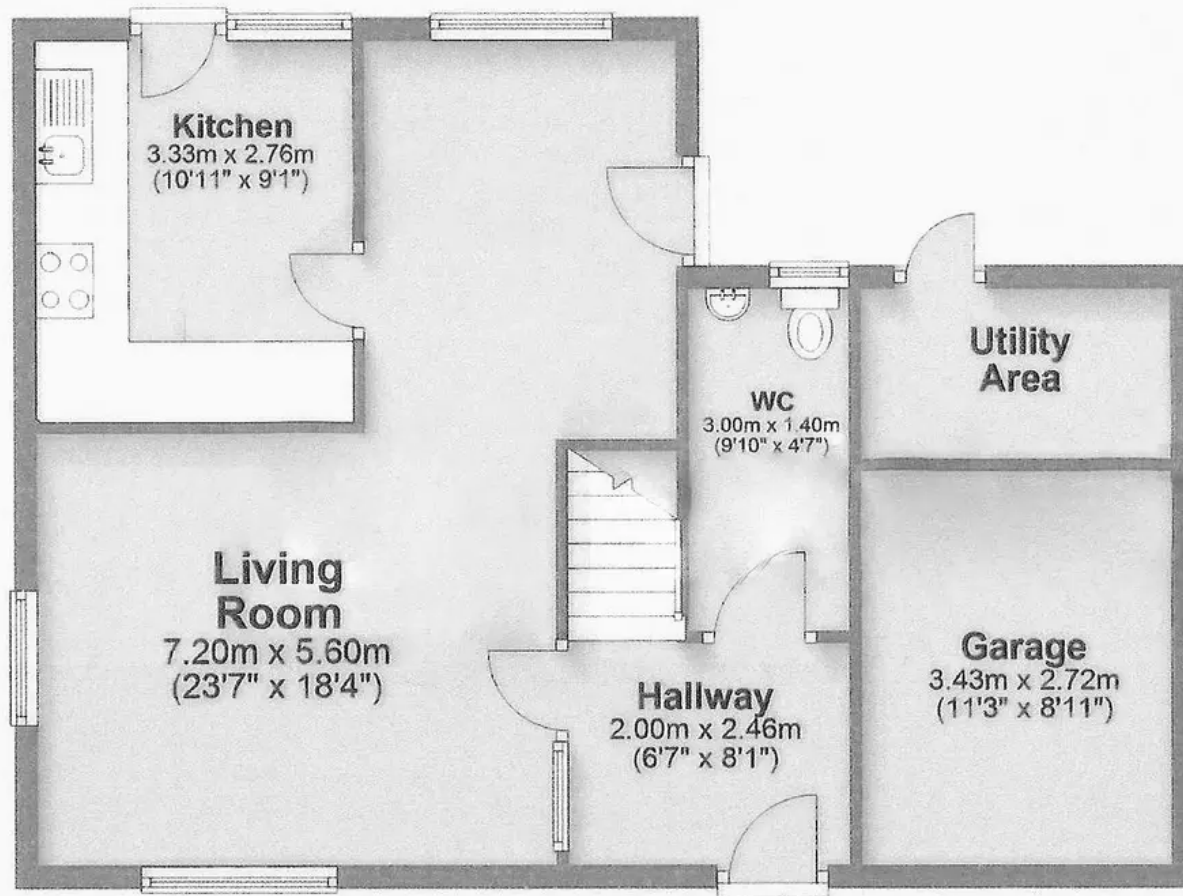
LOCATION – This property is set back off Hickmans Lane and is a prime village address with playing fields nearby and just a short walk of local pub, shops, stores, boutiques, churches, pond and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long 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 M25.

SCHOOLS: Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.7 miles), Oathall Community College Secondary School (0.6 miles). The local area is well served by several independent schools including; Great Walstead (1.9 miles) and Ardingly College (2.4 miles).

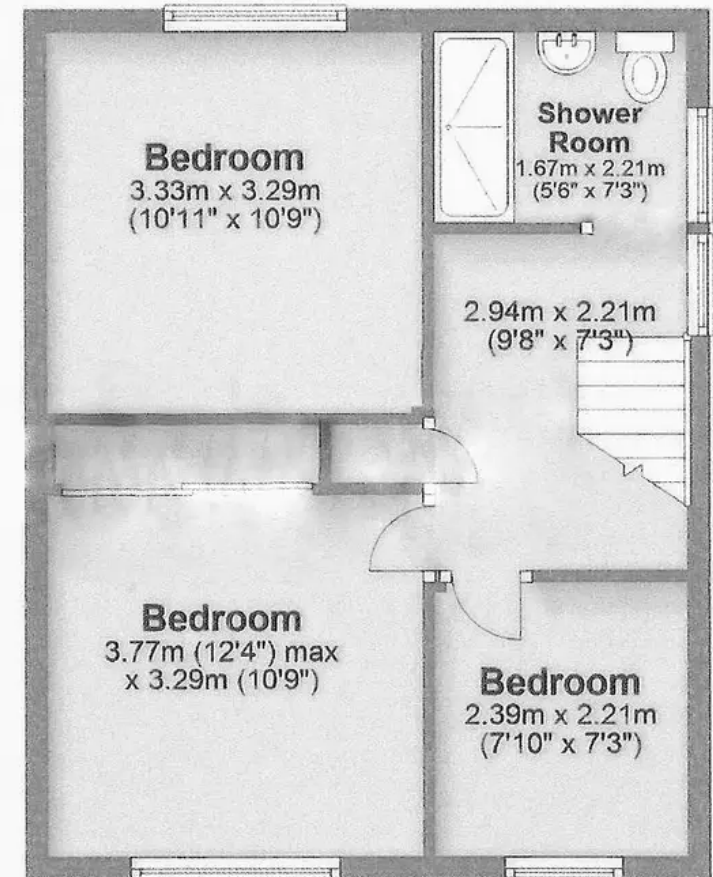
STATION: Haywards Heath mainline railway station (1.1 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Ground Floor



First Floor



Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

**MANSELL
McTAGGART**

Trusted since 1947