



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

Guide Price **£765,000** Freehold

Mansell McTaggart Lindfield

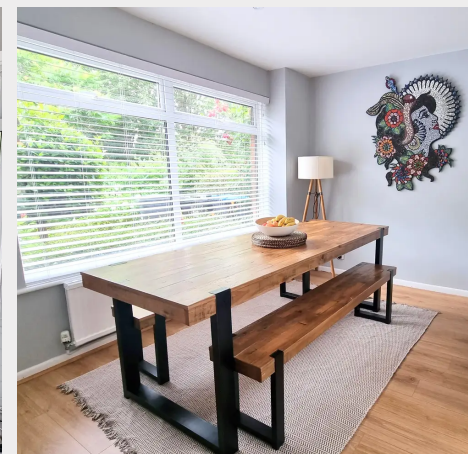


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PLEASE WATCH VIEWING VIDEO

A tucked away 4 Bedroom, 2 Bath/Shower Room detached family home situated on a double width plot with sunny West facing private gardens in a sought after village location. The accommodation briefly comprises:

- **Reception Hall** + ground floor **Cloakroom/WC** fitted white suite.
- Generous L-shaped **Sitting / Dining Room** with double doors onto the garden and storage cupboard.
- An adjoining **Kitchen** accessing the garden, some fitted appliances, space and plumbing for domestic appliances.
- Family **Conservatory** with insulated roof, double doors onto the garden
- Ground Floor **Double Bedroom** / optional Home Office + **En-Suite Shower Room** fitted white suite.
- **3 First Floor Bedrooms**
- Separate **Family Bathroom** re-fitted with a white suite and black furniture.
- Gas fired central heating to radiators + double glazed windows.
- **Driveway** Parking to the front.
- **Side & Rear Gardens** (40' deep widening to 70' deep x 100' wide max) enclosed and private laid to patio and lawn, timber store, colourful plants, flowers and shrubs.
- **Excellent Potential** for further alteration / Extension (STPP).
- Walking distance to local facilities.



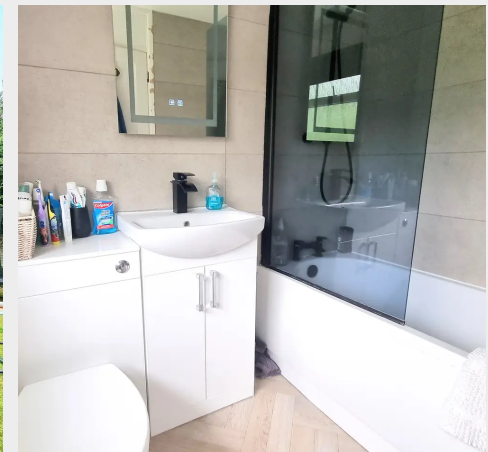
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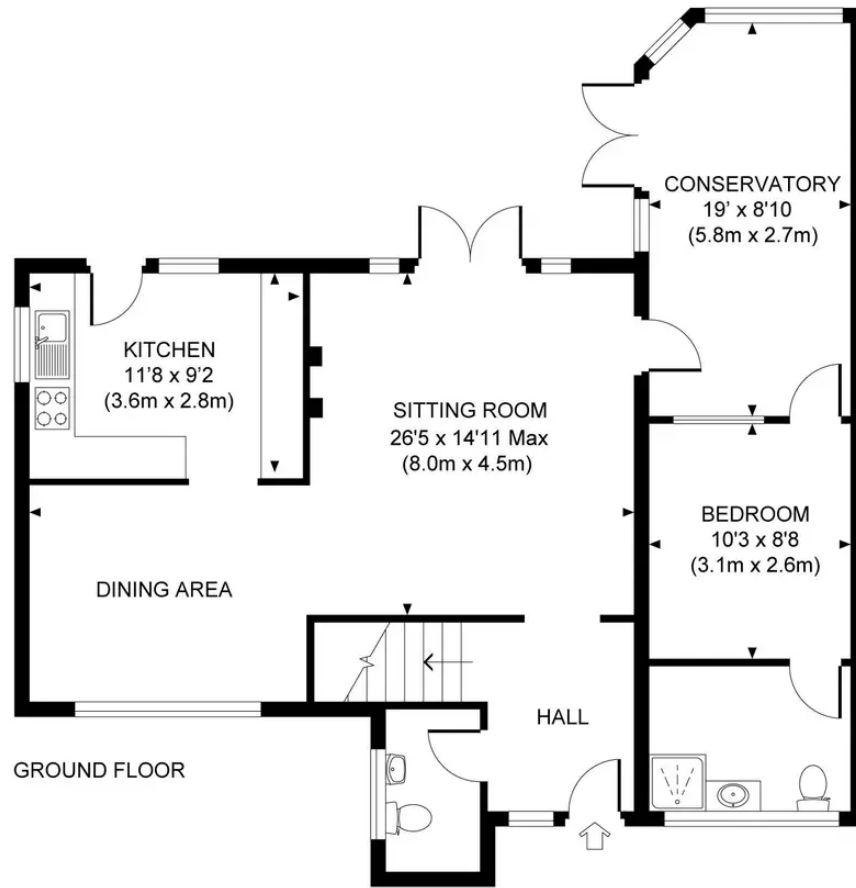
EPC Rating: C and Council Tax Band: F

LOCATION - This property is set back off Hickmans Lane within a cul-de-sac 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.

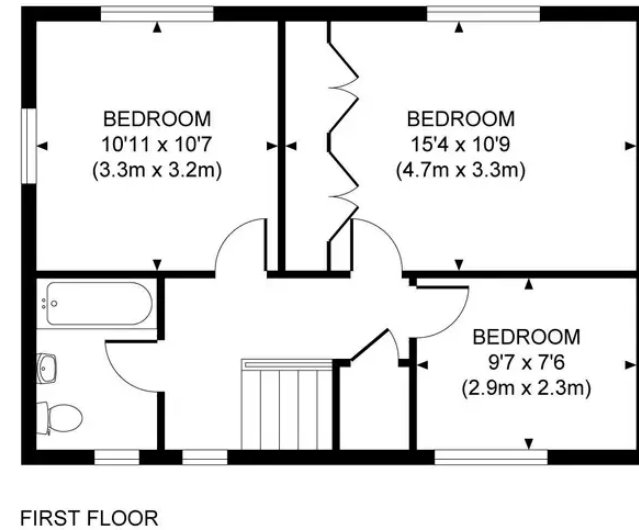
SCHOOLS - Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.7 miles), Oathall Community College Secondary School (0.6 miles). The local area is well served by several independent schools: Great Walstead (1.9 miles) and Ardingly College (2.4 miles).

STATION - Haywards Heath mainline railway station (1.2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Area
1336 sq ft / 124.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

