



30 Hickmans Lane, Lindfield, West Sussex, RH16 2BL

Guide Price **£625,000** Freehold

Mansell McTaggart Lindfield



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EPC Rating: D and Council Tax Band: D

An extended and well presented 3 bedroom semi-detached village home built in 1946 and sits on a generous plot with excellent potential for further extension to create your own home! (STPP).

The 1,123 sq ft of accommodation comprises:

- Entrance Hall with stairs to first floor
- Ground floor Cloakroom/WC with white suite
- Sitting Room + fireplace and front window
- An adjoining Dining Room + sliding doors into the brick/uPVC Conservatory
- Extended double aspect Kitchen / Breakfast Room + integrated appliances, worksurfaces, sink unit, door to garden + Utility Area with space and plumbing for domestic appliances and wall mounted gas boiler
- 3 First Floor Bedrooms (all with built-in cupboards)
- Family Shower Room re-fitted with a modern white suite, double sized cubicle, low level WC and basin
- Gas fired central heating to radiators
- uPVC double glazed windows
- 60' Private Driveway for several vehicles and room to widen, if required.
- Detached 20'2 x 9'11 Garage
- 35' x 27' Front Garden laid to lawn
- Spacious 90' x 35' private Rear Garden laid to lawn and patio with summerhouse and greenhouse
- Situated in a tucked away crescent position walking distance to the High Street, Schooling, Common and Railway Station



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LOCATION: This property is located midway along Hickmans Lane, set back in the Crescent surrounded by other similar houses convenient for all the village's facilities.

STATION: Haywards Heath railway station is within 1.5 miles offering fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton (20 mins)).

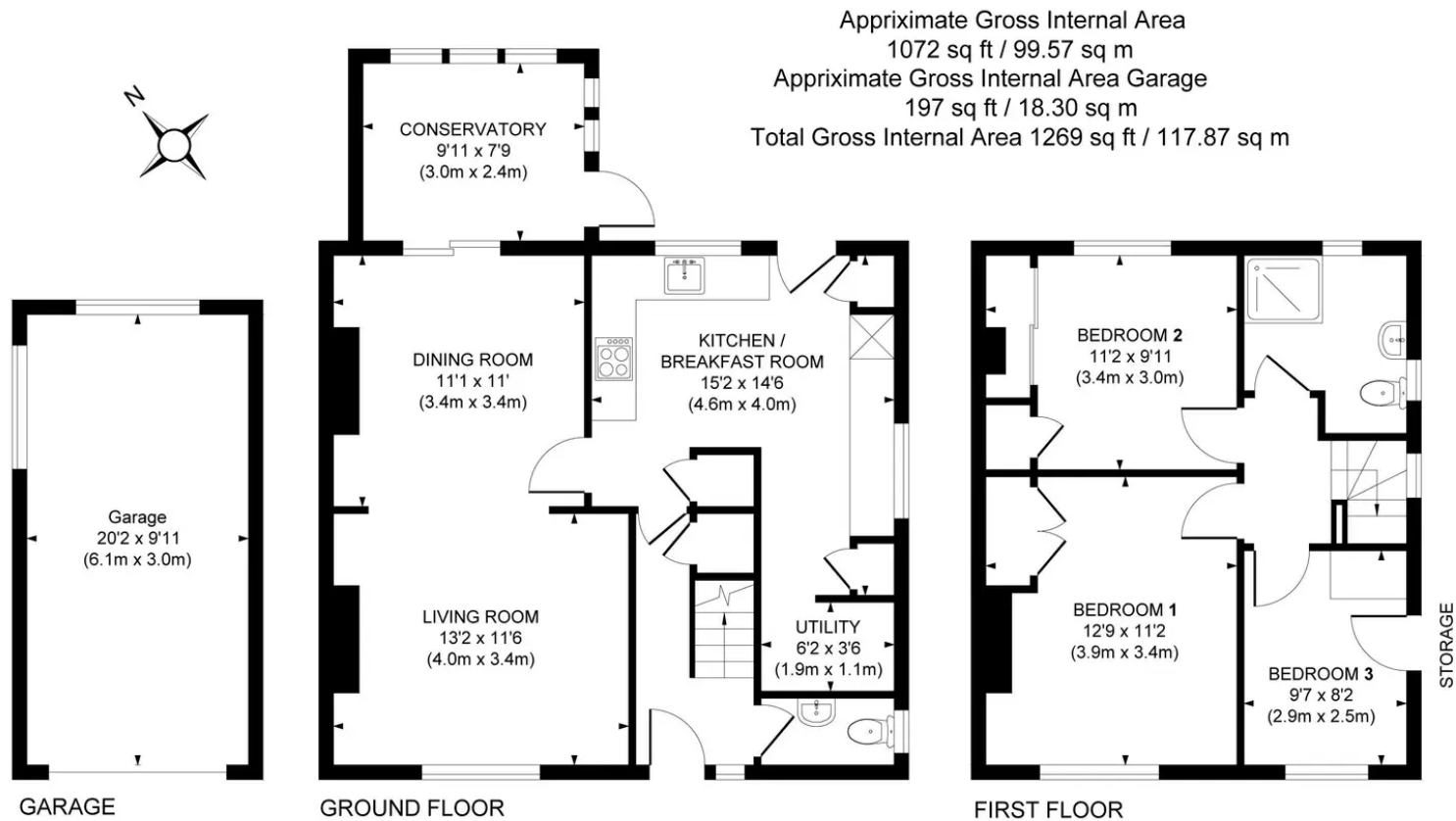
Haywards Heath town centre is a little further with its extensive range of shops, stores, restaurants, bars and cafes. The picturesque tree-lined village High Street is close by with a traditional range of shops, stores, boutiques, churches, pond and common The Village Common hosts several events throughout the year.

SCHOOLS: There are two excellent primary schools within walking distance plus Oathall Community College (secondary school). There is a Sixth Form College in neighbouring Haywards Heath. The local area is well served by several independent schools including: Great Walstead, Ardingly College, Cumnor House and Burgess Hill School for Girls.

Lindfield also has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

ROAD: access to the major surrounding areas can be gained via the A272 (Lewes and Uckfield to the east) and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid (linking with Gatwick Airport and the M25).





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 decisions reliant upon them.

Mansell McTaggart Estate Agents

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