



45 Hickmans Lane, Lindfield, West Sussex, RH16 2BZ

Offers In Excess of **£1,000,000 Freehold**

Mansell McTaggart Lindfield

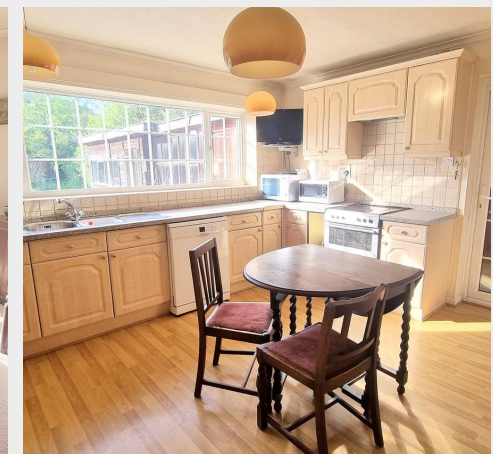
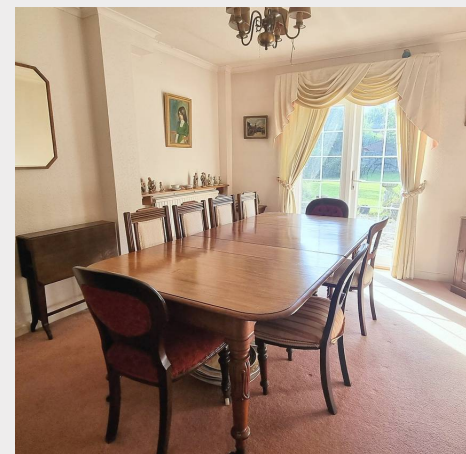


45 Hickmans Lane, Lindfield, West Sussex, RH16 2BZ

**** MODERNISATION REQUIRED ****

**A superb opportunity to create your own home!
Spacious Frontage + Private Driveway + Garage.
Sunny 92' x 55' Rear Garden. Tucked away no
through road location. NO CHAIN**

- An extended detached village family home in highly sought after position with 4 first floor Bedrooms, 5 Reception Rooms and 2 Bath/Showers
- **Reception Hall** with stairs to first floor
- Home **Study** shelving and front window
- **Utility Room** space and plumbing for washing machine, Potterton gas boiler, side door + door into garage
- **Cloakroom/WC** white suite, low level WC, wash basin and opaque side window
- **Family Room** feature open fireplace, stone surround and front window
- Archway into the rear **Sitting Room** overlooking and accessing the garden
- **Dining Room** double doors onto the garden
- **Kitchen / Breakfast Room** overlooking the garden, units at eye and base level, eye level oven/grill, space for table and chairs + door to side
- **First Floor:** landing with loft hatch and rear window
- **4 Bedrooms** (Bedroom 1 with **En-Suite Shower Room** fitted with a white suite)
- **Family Bathroom** coloured suite, enclosed bath and opaque rear window
- Separate **Cloakroom/WC**



45 Hickmans Lane, Lindfield, West Sussex, RH16 2BZ

EPC Rating: D and Council Tax Band: G

- Spacious **Frontage** with lawn and **Private Driveway** for 2 vehicles
- Attached **Garage** centrally opening doors, gas/electric meters, power / lighting
- Gas fired central heating + crittall framed windows + scope for further enlargement (STPP)

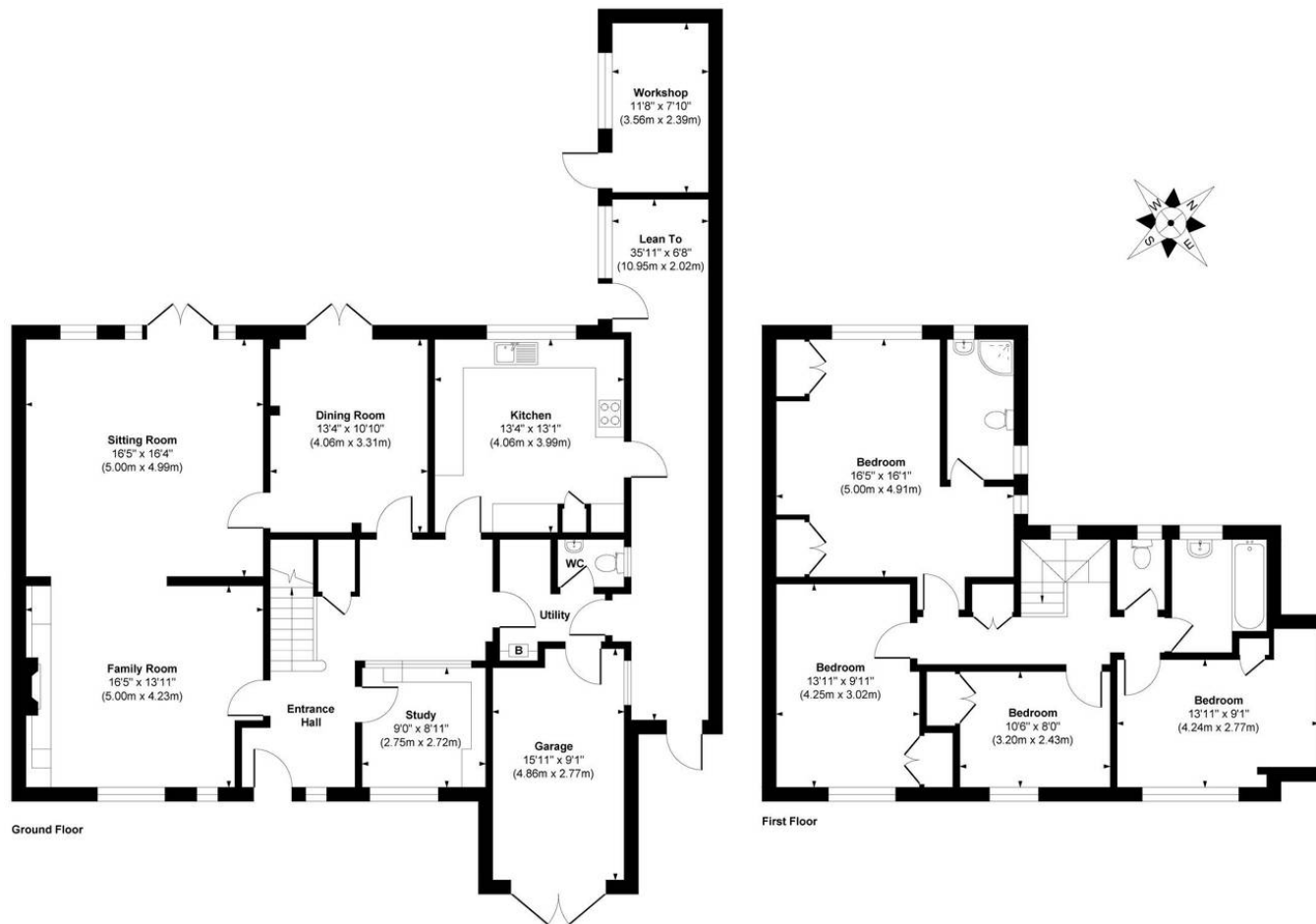
LOCATION - The property is located towards the end of the cul-de-sac section off Hickman's Lane just to the West of Hickmans Lane playing Fields and The Witch Inn pub / restaurant is nearby. Lindfield's picturesque High Street is within a 5-10 minute walk with numerous boutiques, restaurants, pubs, pond and common. Lindfield joins the neighbouring town of Haywards Heath where there is a busy High Street, both Sainsbury's and Waitrose supermarkets, Broadway, restaurants, cafés and leisure centre.

SCHOOLS - The village has 2 excellent primary schools, a secondary school with farm. Several independent schools are nearby including: Great Walstead, Cumnor House, Ardingly, Burgess Hill Girls and Hurst.

STATION - Haywards Heath mainline railway station is just over one mile providing fast commuter links to London Bridge/Victoria, 45 mins. (Thameslink, Gatwick Express and Southern services) Gatwick Airport 15 mins. Brighton 20 mins.

BY ROAD - Access to the surrounding areas can be gained via B2112, A272 and A/M23 the latter lying 6.5 miles to the west at Warninglid or 8.5 miles to the North at Maidenbower / Junction 10A.





Approximate Gross Internal Floor Area 2247 sq. ft / 208.80 sq. m (Including Garage & Outbuilding)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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

