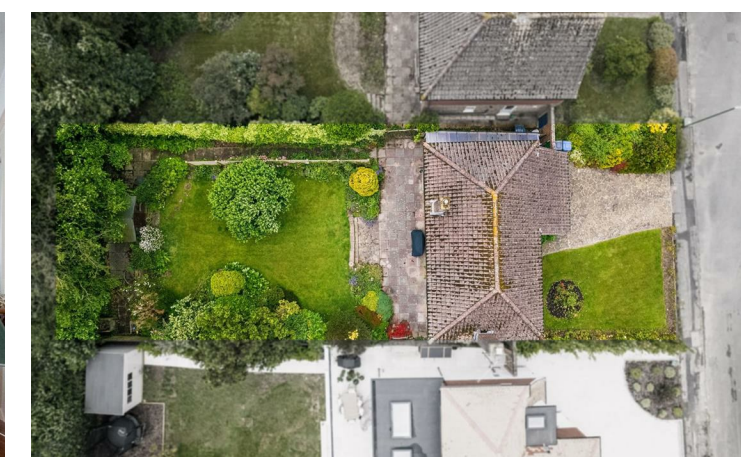
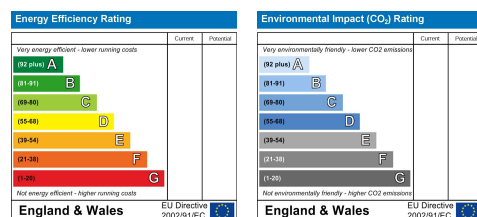


TOTAL FLOOR AREA : 1303 sq.ft. (121.1 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
 Made with Metropix ©2024



**18 Pickers Green, Lindfield, West Sussex, RH16 2BS**

**Guide Price £850,000 Freehold**



## 18 Pickers Green, Lindfield, West Sussex, RH16 2BS

Guide Price £850,000 - £900,000

What we like...

- \* A rarely available opportunity in one of Lindfield's premier closes.
- \* Vast scope to extend and modernise, if required.
- \* Beautiful south facing garden with pretty plants, trees, flowers & shrubs.
- \* Walking distance of picturesque High St, great schools and Haywards Heath Station.
- \* No onward chain means a swift move is possible.

### Guide Price £850,000 - £900,000

Offers invited within this range.

#### The Home...

If you're looking for a detached home in one of Lindfield's most desirable closes then this fabulous detached family home on one of the best plots in Pickers Green is sure to be of interest.

The home is offered for sale for the first times since the 1960s and whilst clearly having been loved by the current owner, it offers so much potential for an incoming buyer to extend and modernise to their own taste, style and specification. Opportunities such as this are so rarely available in the prime position of Lindfield, so this is likely to be an exciting proposition for many, especially as the you could comfortably live here in the current condition.

The house was originally built in 1966 and offers well-arranged accommodation with a generous hallway, triple aspect sitting room, dining room, kitchen and large modern shower room on the ground floor. There is a handy cloakroom on the half-landing, four bedrooms (each with fitted wardrobes) and the family bathroom on the first floor.

#### Step Outside...

Outside, the gardens are simply divine. The rear garden extends to approximately 80ft in depth x 37ft width and enjoys a sunny southerly aspect. There are so many pretty flowers, shrub and trees, including eye-catching roses and an apple tree.

To the front there are more beautiful roses and driveway parking that leads to the garage/store.

The home is offered for sale with no onward chain, meaning a swift move is possible.

#### Scope/Potential...

As mentioned, there is so much potential with this home. Given the size of the garden there is plenty of room for a rear extension which could create a large, open plan kitchen/dining/family room with sliding doors onto the garden. There is also scope to convert the large loft space into an impressive master bedroom with ensuite, turn the ground floor shower room into a generous utility room and to add a dormer to the front, to enlarge the family bathroom. Any work is of course subject to any necessary consents but neighbouring homes have undertaken various extensions.



#### The Location...

Pickers Green is one of the best positioned closes in lovely Lindfield - without doubt one of the South East's most sought-after villages. The historic High Street is home to the picture-postcard village pond and it is less than a five minute walk from your front door and there is a cut through at the end of the close that takes you through to Hickmans Lane recreation ground. The closest pub is the superb Witch Inn - just a three minute walk. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint of ale or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and The Limes Thai, whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works and The Black Duck are the favourite spots to grab a flat white.

The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools - both rated Outstanding by OFSTED. Children from this area usually attend Oathall Community College for secondary education - all within walking distance of the house. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory.

Haywards Heath's mainline station is easily accessible (25 min walk) and provides fast commuter links to London (45 minutes to London Bridge/Victoria), Gatwick International Airport and the South Coast. By car, the motorway network is accessed via the A23(M).

#### The Finer Details...

Title Number: WSX414413

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

Plot Size: 0.13 acres (south facing)

Available Broadband Speed: Superfast (up to 80 mbps download)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.

