



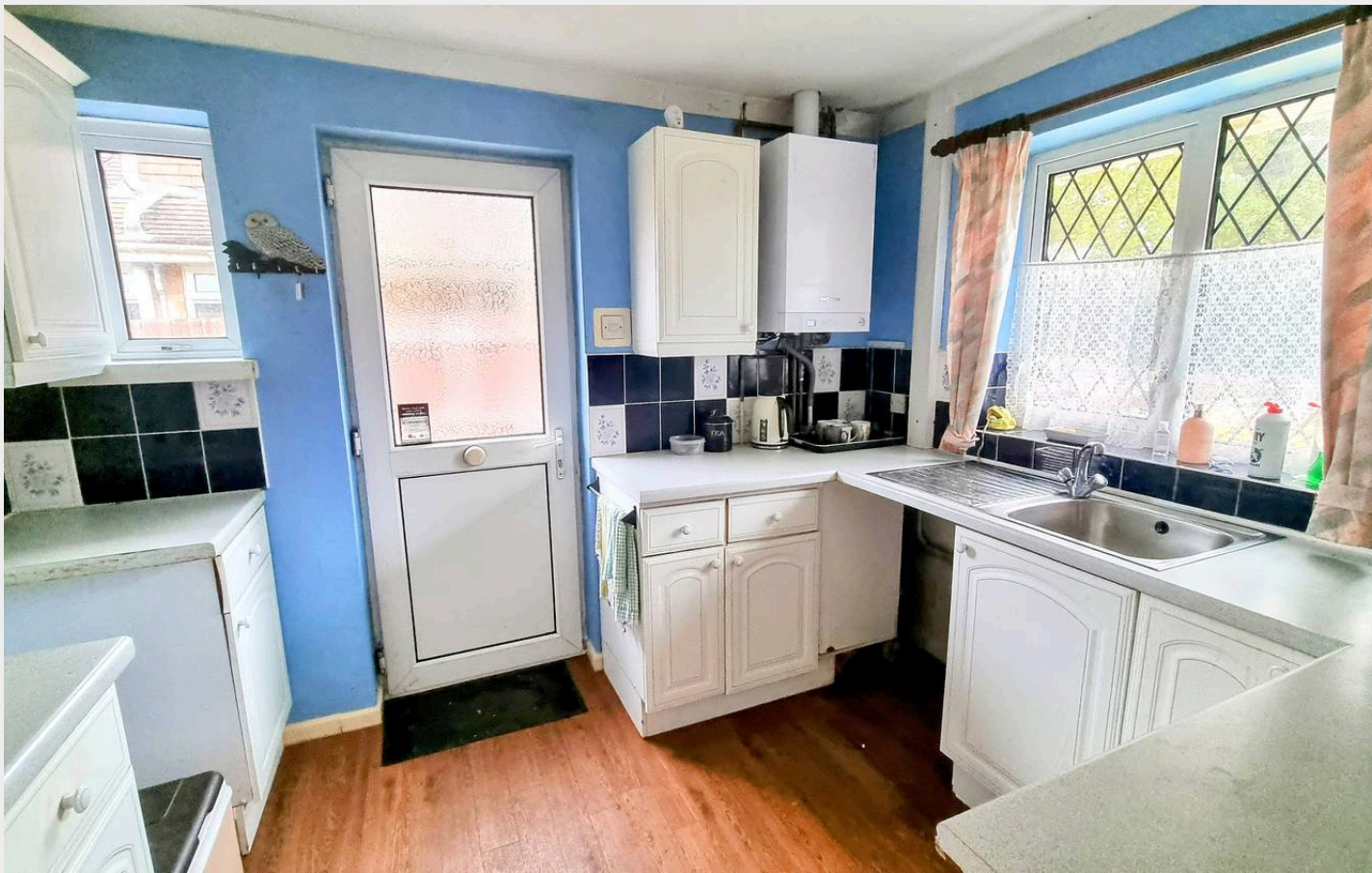
**MANSELL  
McTAGGART**  
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**5 Hickmans Lane, Lindfield, West Sussex, RH16 2BQ**

Guide Price **£500,000 – £515,000 Freehold**





## 5 Hickmans Lane, Lindfield, West Sussex, RH16 2BQ

**\*PLEASE WATCH VIEWING VIDEO\***

**An extended and flexible 3 Bedroom, 3 Reception Room, 2 Shower Room Semi-Detached Chalet Bungalow with sunny 58' x 36' South West Facing Rear Garden. NO ONWARD CHAIN. MODERNISATION REQUIRED An excellent opportunity to update and further extend this chalet property (STPP).**

- **Entrance Hall** + storage
- **Shower Room**
- Separate **Cloakroom/WC**
- Bay fronted **Sitting Room**
- Ground Floor **Bedroom 1**
- Separate **Dining Room**
- Adjoining brick/uPVC **Conservatory**
- **Kitchen** fitted units + space and plumbing for appliances
- **2 First Floor Bedrooms**
- **Shower Room/WC** re-fitted white suite
- 24' deep x 33' wide **Frontage** shaped lawn, flower beds, brick wall and fencing
- Block paved **Private Driveway**
- **Garage** up and over door
- **South West Rear Garden** patio, lawns, flower beds, sheds, greenhouse and fencing
- Popular and convenient location walking distance of all village facilities
- Gas central heating + double glazed windows





# 5 Hickmans Lane, Lindfield, West Sussex, RH16 2BQ

**EPC Rating: C and Council Tax Band: D**

## LOCATION

This property is situated on Hickmans Lane which is a popular and convenient 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

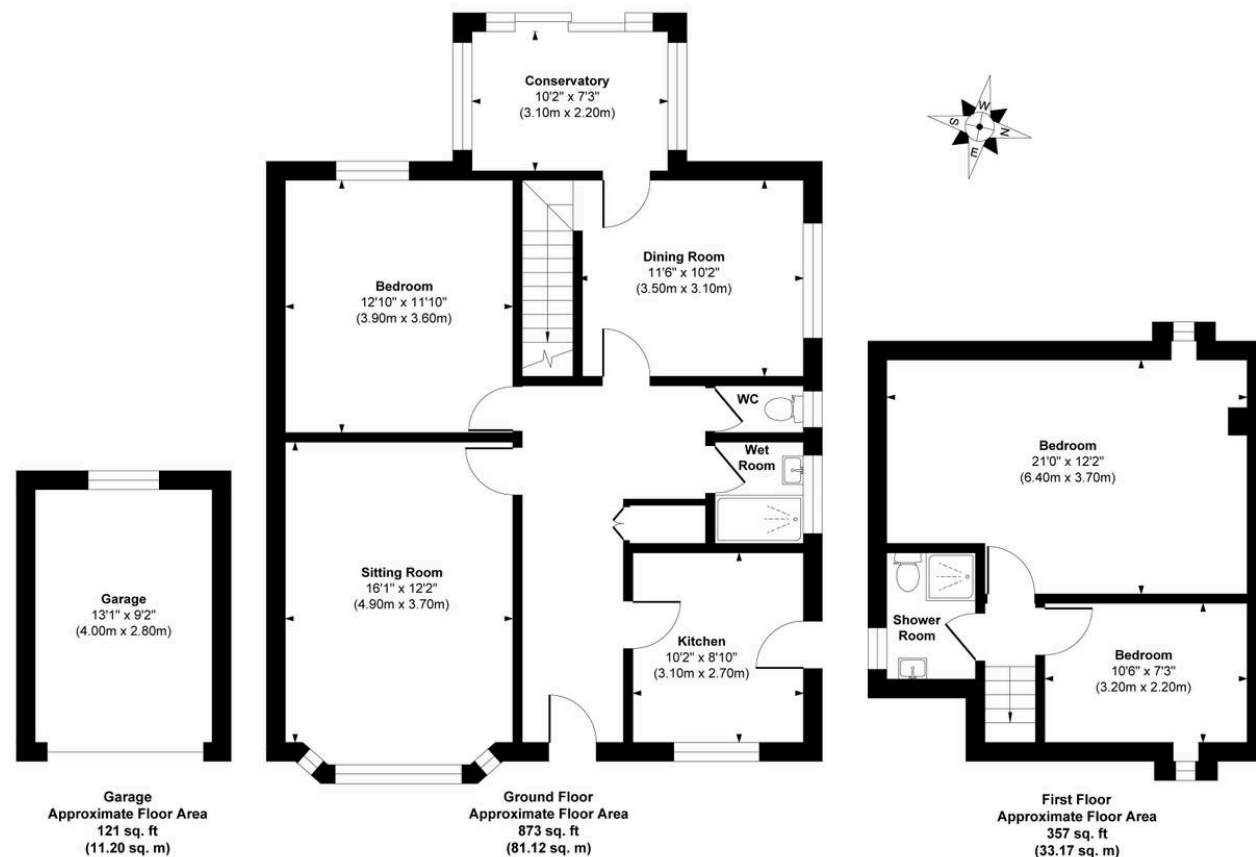
Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.7 miles), Oathall Community College Secondary School (0.6 miles). The local area is well served by several independent schools: Great Walstead (1.9 miles) and Ardingly College (2.4 miles)

## 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 Floor Area 1351 sq. ft / 125.50 sq. m (Including Garage)**

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## Mansell McTaggart Estate Agents

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

01444 484084

[lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

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