



**MANSELL
McTAGGART**
Trusted since 1947



11 Hickmans Lane, Lindfield, West Sussex, RH16 2BQ

Guide Price **£700,000 – £725,000 Freehold**



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

**A centrally located 4 Bedroom, 2 Bath/Shower
Room Detached village home + Private
Driveway + West Facing Rear Gardens**

- **Entrance Hall** stairs to first floor and storage
- Ground floor **Cloakroom/WC** fitted white suite
- **Living Room** front window and potential for fireplace
- Fabulous open plan **Kitchen / Sitting / Dining Room** fitted range of units, space for appliances, doors opening onto the garden
- **Bedroom / Reception Room** currently used as a Bedroom + Office with garden access
- **En-Suite Shower Room** fitted white suite
- **First Floor** landing with side window
- **Bedroom 1** front window and fitted wardrobes
- **Bedrooms 2 & 3** both with rear windows
- Re-fitted white **Family Bathroom**
- **Private Driveway** 3-4 vehicles with 5-bar gate
- Wonderful secluded and mature **West Facing Rear Gardens** laid to timber decking and lawn in **Top Garden** (45' wide x 24' deep) + **Lower Garden** laid to lawn with Summerhouse (45' wide x 50' max deep)
- Gas fired central heating to radiators + uPVC double glazed windows
- Walking Distance to the Village Common, Pond, High Street, Primary / Secondary Schools + Haywards Heath mainline railway station



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EPC Rating: B and Council Tax Band: F

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.

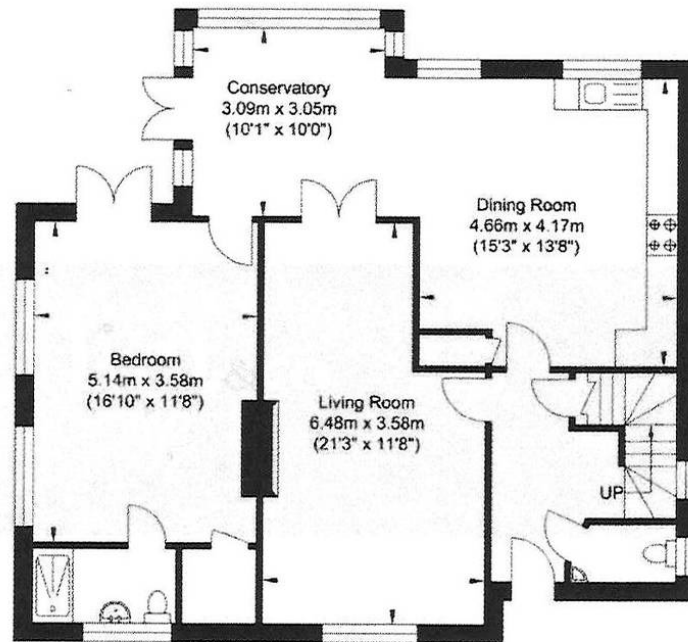
SCHOOLS - Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.7 miles), Oathall Community College Secondary School (0.6 miles). The local area is well served by several independent schools: Great Walstead (1.9 miles) and Ardingly College (2.4 miles)

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).

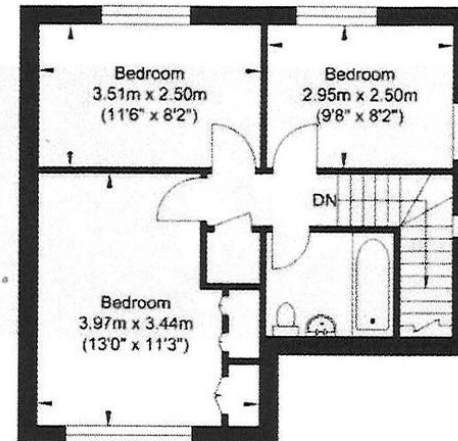
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Hickmans Lane, Lindfield



Ground Floor
Approximate Floor Area
923.32 sq ft
(85.78 sq m)



First Floor
Approximate Floor Area
416.99 sq ft
(38.74 sq m)

Approximate Gross Internal Area = 124.52 sq m / 1340.32 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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