

MANSELL McTAGGART
Trusted since 1947

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

Guide Price £585,000 - £600,000 Freehold







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PLEASE WATCH VIEWING VIDEO

A flexible 3/4 Bedroom, 2 Bath/Shower detached village family home situated on a West facing corner plot in a popular and conveneint location - NO CHAIN -

- Excellent potential for alteration / extension (STPP) with some **MODERNISATION REQUIRED**
- **Entrance Hall** stairs to first floor, meter cupboard and deep storage cupboardwith plumbing for appliances
- Ground floor **Cloak/WC/Shower Room** fitted white suite
- **Kitchen** fitted with extensive units at eye and base level, oven and hob, space for appliances and bi-fold doors to garden
- Triple aspect **Sitting / Dining Room** with bi-fold doors to garden
- Separate flexible **Reception Room** (ideal Office / Play Room / Bedroom 4)
- **First Floor** - landing with side window
- **3 Bedrooms** (2 with built-in wardrobes)
- **Shower/Wet Room** re-fitted with a white sute
- **Driveway** Parking to the front for several vehicles plus room to widen if required.
- **Garage** electric roller door and door to garden
- **Walking Distance** to the Village Common, Pond, High Street, Primary / Secondary Schools + Haywards Heath mainline railway station
- Gas fired central heating to radiators + double glazed windows

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EPC Rating: D and Council Tax Band: F



LOCATION

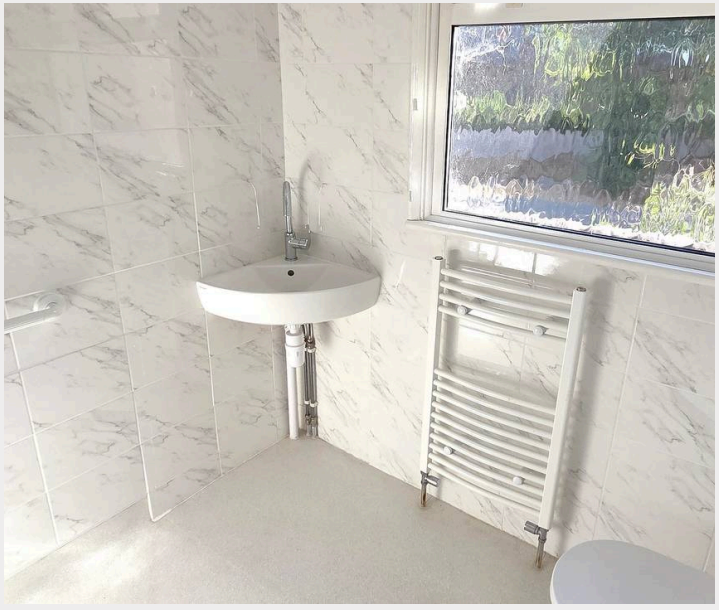
This property is situated on Hickmans Lane which is a popular and convenient village address with playing fields nearby and just a short walk of local pub, shops, stores, boutiques, churches, pond and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the 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)

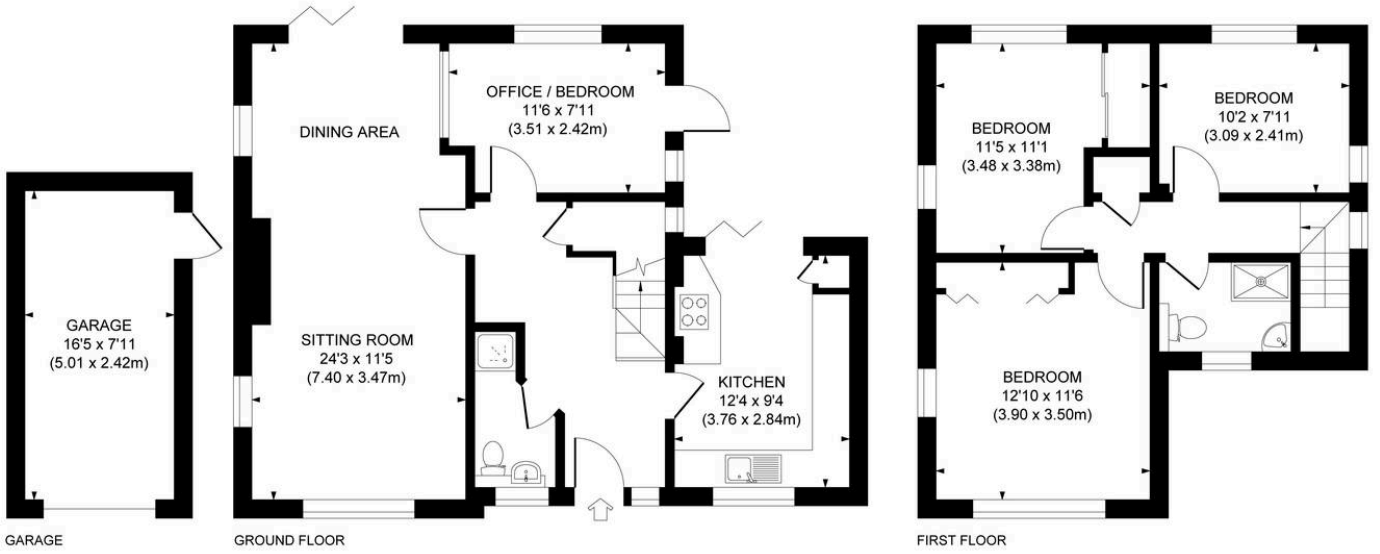
STATION - Haywards Heath mainline railway station (1.2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





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Approximate Gross Internal Area
Main House 1,099 sq. ft / 102.12 sq. m
Garage 130 sq. ft / 12.12 sq. m
Total 1,229 sq. ft / 114.24 sq. m



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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