



**MANSELL
McTAGGART**
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'Freshfields' 53 Hickmans Lane, Lindfield, West Sussex, RH16 2BZ

Guide Price £1,250,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A superb 4 Double Bedroom, 2 Bath / Shower detached 1950s village home, extended in 2013 with sunny 100' x 50' North West Rear Garden

- **Reception Hall** storage cupboard, front window and wood block floor
- Half turn - **Cloakroom/WC** fitted white suite
- **Utility Room** space and plumbing for domestic appliances, sink unit, side windows and door
- **Sitting Room** front window, fitted book shelving and feature open fire with brick surround
- Stunning open **Kitchen / Dining / Family Room** fitted units, space for appliances, marble worktops, kitchen island, space for family table and chairs, sitting area with feature wood burner, 3 sets of doors to garden plus wonderful full height central window
- **First Floor** part galleried landing, front / rear windows, storage and loft hatch (ladder / lighting / part boarded / gas boiler)
- **Bedroom 1** front window plus **Dressing Area** space for wardrobes/storage plus **En-Suite Shower Room** re-fitted white suite
- **3 Further Bedrooms**
- **Family Bathroom** re-fitted white roll top bath / shower unit plus rail / curtain, low level WC and wash basin
- **Benefits include:** gas central heating to radiators, underfloor heating, beautiful wood block flooring, replacement crittall framed double glazed windows

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EPC Rating: C and Council Tax Band: F

- 30' deep x 55' wide **Frontage** including a generous carriage **Private Driveway** for several vehicles (re-laid 2023)
- **Garage** centrally opening front doors, power, lighting and side door
- Private and mature **Rear Garden** laid to patio, lawn and vegetable beds
- **Home Office** power and lighting

LOCATION - The property is located in the cul-de-sac section off Hickman's Lane just to the West of Hickmans Lane playing fields and The Witch Inn pub is nearby. The picturesque High Street is within a 5-10 minute walk with 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 - Lindfield has 2 excellent Primary Schools, Secondary School + independent schools are nearby including: Great Walstead, Cumnor House, Ardingly College, Burgess Hill Girls and Hurst.

STATION - Haywards Heath mainline railway station is just over one mile providing commuter links to London Bridge/Victoria (47 mins), Gatwick Airport (15 mins) and 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 Warminglid or 8.5 miles to the North at Maidenbower / Junction 10A.



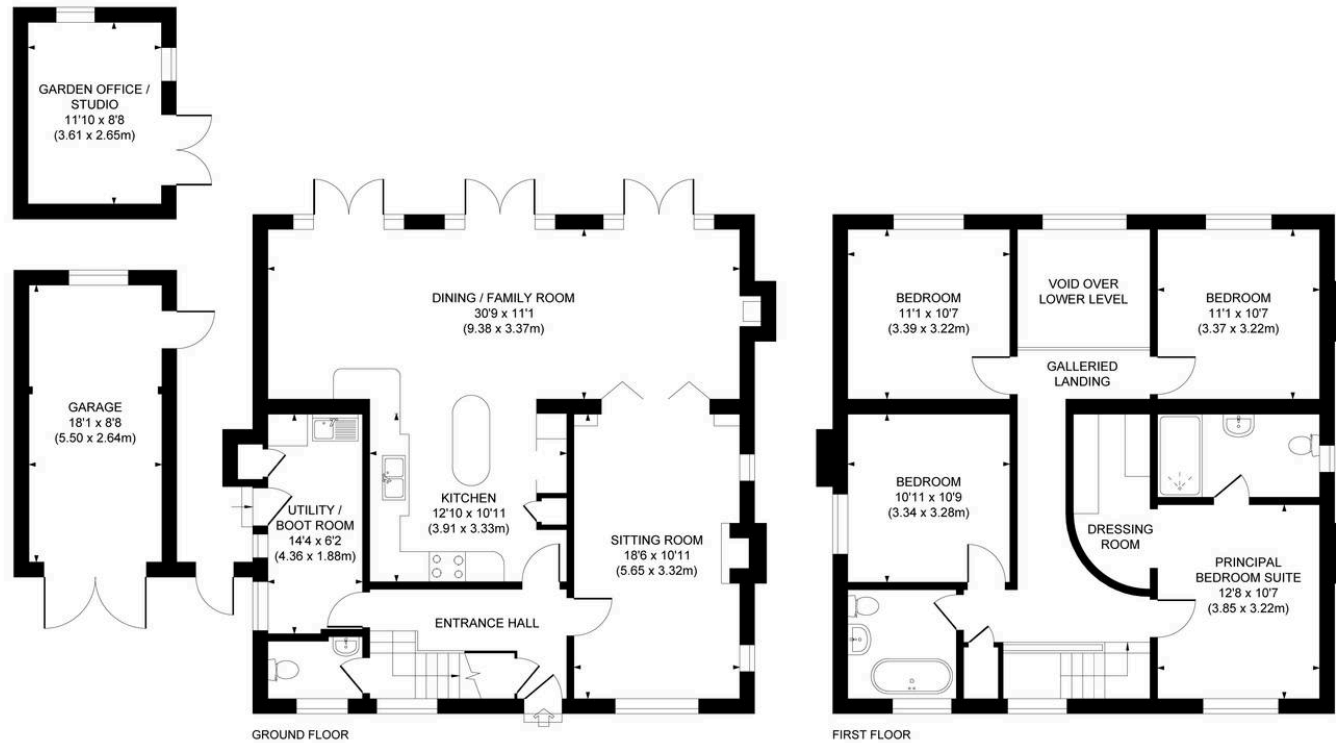
Approximate Gross Internal Area

Main House 1,817 sq. ft / 168.85 sq. m (Excluding Void)

Garage 156 sq. ft / 14.52 sq. m

Outbuilding 103 sq. ft / 9.56 sq. m

Total 2,076 sq. ft / 192.93 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.

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