





39 Hickmans Lane, Lindfield, West Sussex, RH16 2BN

PLEASE WATCH VIEWING VIDEO

An updated and extended 4 Bedroom detached village home with 3 Receptions, 2 Bath/Shower Rooms + Corner Plot location walking distance of Lindfield High Street + NO CHAIN

- **Reception Hall** wooden flooring and internal part glazed doors.
- **Cloakroom/ WC** fitted modern white suite
- **Ground Floor Double Bedroom**
- **En-Suite Shower Room** fitted modern white suite (Bedroom + En-Suite - Garage conversion in 2025)
- **Sitting Room** double aspect, feature wood burner and stairs to first floor
- **Kitchen** re-fitted range of units, worksurfaces, 5-ring gas hob, extractor, eye level oven/grill, integrated fridge/freezer, washer / dryer, door to garden and breakfast bar
- **Dining Room** space for family table and chairs and folding doors
- **Family Room** wooden floor and folding doors to the garden
- **Utility Room** space for appliances + storage housing 'Worcester gas boiler
- **First Floor** Landing - access to part boarded loft (ladder and lighting)
- **3 Bedrooms** (2 with built-in wardrobes)
- **Family Bathroom** fitted modern white suite, bath, low level WC, wash basin and fitted mirror



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EPC Rating: C and Council Tax Band: F

OUTSIDE – 25' deep block paved **Private Driveway** flanked by shaped lawns. Gated side access into the **Rear Garden** (75' wide max x 39' deep max) generous shaped lawns, timber sleepers, paved patio, seating areas, fire pit and storage areas.

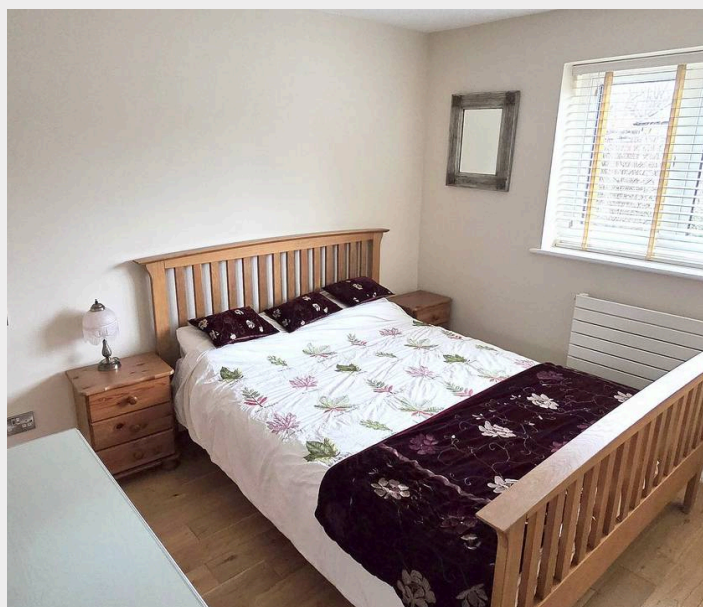
LOCATION – This property is within a cul-de-sac of 3 homes in a prime village address with playing fields nearby and just a short walk to local pubs, shops, churches, pond and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

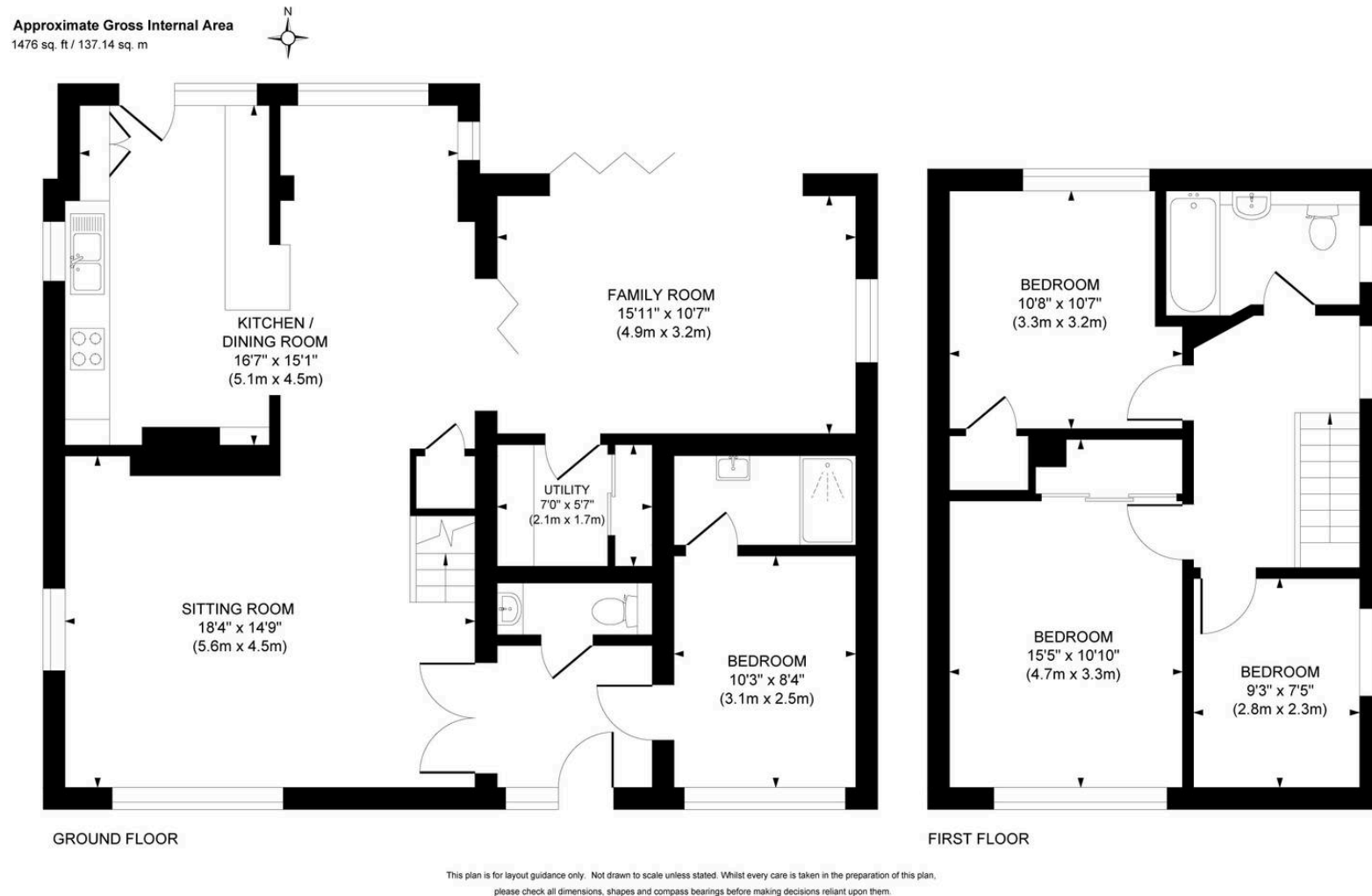
BY ROAD – Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25.

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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