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39 Hickmans Lane, Lindfield, West Sussex, RH16 2BN
Guide Price £785,000 Freehold



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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

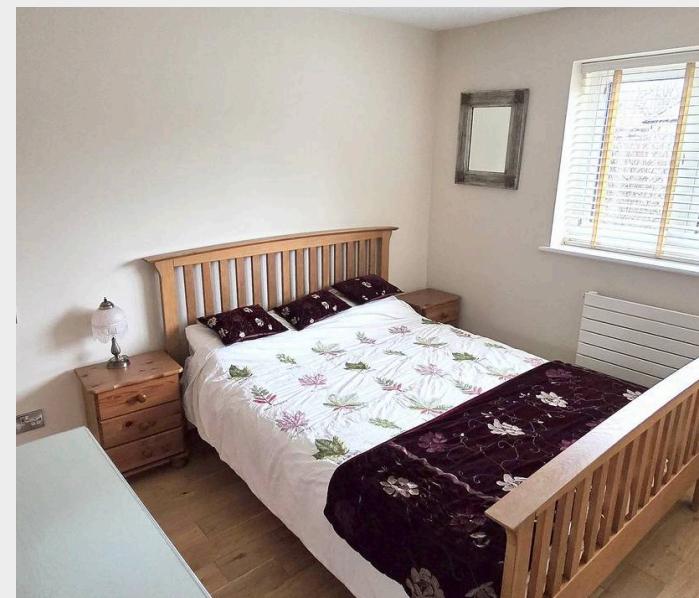
OUTSIDE - 25' deep block paved **Private Driveway** flanked by shaped lawns. Gated side access into the **Rear Garden** (75' wide max x 39' deep max) generous shaped lawns, timber sleepers, paved patio, seating areas, fire pit and storage areas.

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.

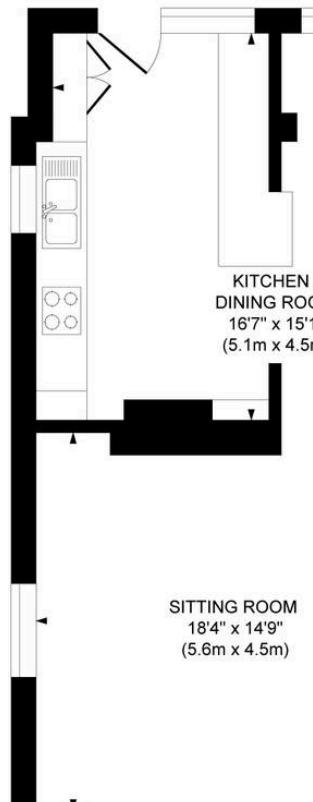
BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25.

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).



Approximate Gross Internal Area
1476 sq. ft / 137.14 sq. m



GROUND FLOOR

FAMILY ROOM
15'11" x 10'7"
(4.9m x 3.2m)

BEDROOM
10'3" x 8'4"
(3.1m x 2.5m)

UTILITY
7'0" x 5'7"
(2.1m x 1.7m)

SITTING ROOM
18'4" x 14'9"
(5.6m x 4.5m)

KITCHEN /
DINING ROOM
16'7" x 15'1"
(5.1m x 4.5m)

BEDROOM
10'8" x 10'7"
(3.3m x 3.2m)

BEDROOM
15'5" x 10'10"
(4.7m x 3.3m)

BEDROOM
9'3" x 7'5"
(2.8m x 2.3m)

FIRST FLOOR

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

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

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

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