



Hickmans Court
Denmans Lane, Lindfield, West Sussex, RH16 2JR

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Guide Price £475,000

Leasehold & Share of Freehold

Lease 199 years from Jan 2006

Service Charge £256 per quarter

An attractive and most sought after 2 bedroom ground floor apartment is this prestigious development built in 2006 by Woodcock Holdings Ltd benefiting from owning its own private courtyard garden with summerhouse to the rear which is west facing and offers good seclusion. Other luxurious features include electric security gates, a video entry system, Karndean flooring throughout, double glazing, gas central heating, a well fitted oak kitchen, a refitted wet room en-suite to the main bedroom which also incorporates extensive high quality built-in wardrobes, and a conservatory with underfloor heating to the rear leading to the garden. There is also an allocated car parking space and the residents own a share of the Freehold.

Located within a short walk of the village High Street providing traditional shops, supermarket, Post Office, coffee shops, restaurants and a choice of pubs. Village amenities also include a modern medical centre, village hall, several churches and a wide range of social clubs and activities including the bowls club and the Lindfield Club which is exclusively for Lindfield residents. The main town of Haywards Heath is just over a mile away and provides further shopping facilities and the railway station.





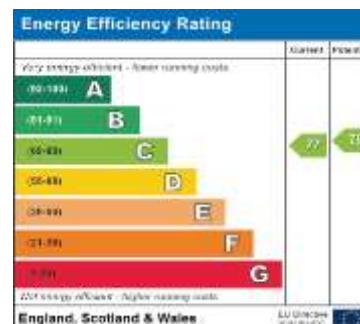


Approximate total area ⁽¹⁾
 844.21 ft²
 78.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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