



8 Hickmans Close
Lindfield, West Sussex, RH16 2PS



Mark Revall & Co

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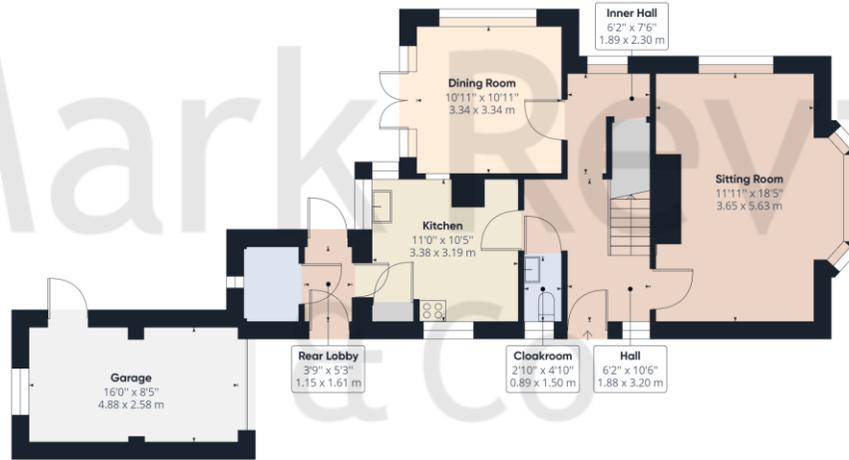
Guide Price £715,000 - Freehold

An individual 3 bedroom detached house in need of certain updating and redecoration, but does offer further scope for extension if required (subject to planning). It benefits from a sitting room, a separate dining room, kitchen, a small utility room and a downstairs cloakroom. On the first floor are 3 bedrooms and a bathroom. Outside there is a driveway leading to a detached garage with a car-port to the front and the rear garden is well established with a variety of mature trees and shrubs and is approximately 60 ft in length.

Pleasantly located in this rarely available and small exclusive close with the village High Street a short stroll away providing a good range of everyday shops and services including butcher, baker, greengrocer, supermarket and boutique shops together with restaurants and public houses. Haywards Heath is a short distance away providing a further comprehensive range of shops (including modern Waitrose store), services and leisure facilities together with mainline train station providing fast links to London and the South Coast. The local area is very well served with schooling for all ages.

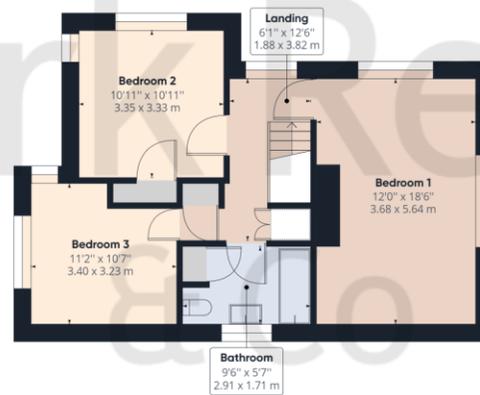






Ground Floor Building 1

Approximate total area⁽¹⁾
 1405.15 ft²
 130.54 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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