



**26 Hickmans Lane**  
**Lindfield, West Sussex, RH16 2NX**



**Mark Revill & Co**

## 26 Hickmans Lane

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**Price - Offer in Excess of £600,000 - Freehold**

An attractive older style 3 bedroom semi-detached house with delightful, good size gardens to the front and rear. The house offers good scope for improvement and further extension if required (subject to planning permission). It does benefit from double glazing, gas central heating, a cloakroom, a utility/store and a recently installed refitted shower room. Outside there is a block paved driveway leading to a detached garage with additional parking and the gardens are well maintained and are a lovely feature of the house.

Located in a popular, convenient location within a short walk of village High Street providing a variety of everyday shops, supermarket, Post Office, coffee shops, restaurants and pubs. Haywards Heath main line station is also within easy reach with a fast and frequent service to London. Local amenities include highly regarded primary and secondary schools, several churches, village hall, social club and many leisure facilities.





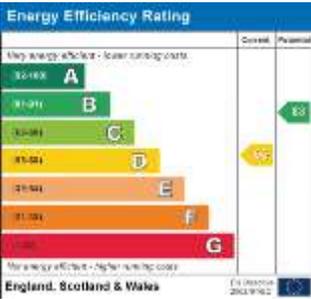


Approximate total area<sup>(1)</sup>  
 986.00 ft<sup>2</sup>  
 91.60 m<sup>2</sup>

(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.

42 High Street  
 Lindfield  
 West Sussex, RH16 2HL  
 01444 484564  
 lindfield@markrevill.com

