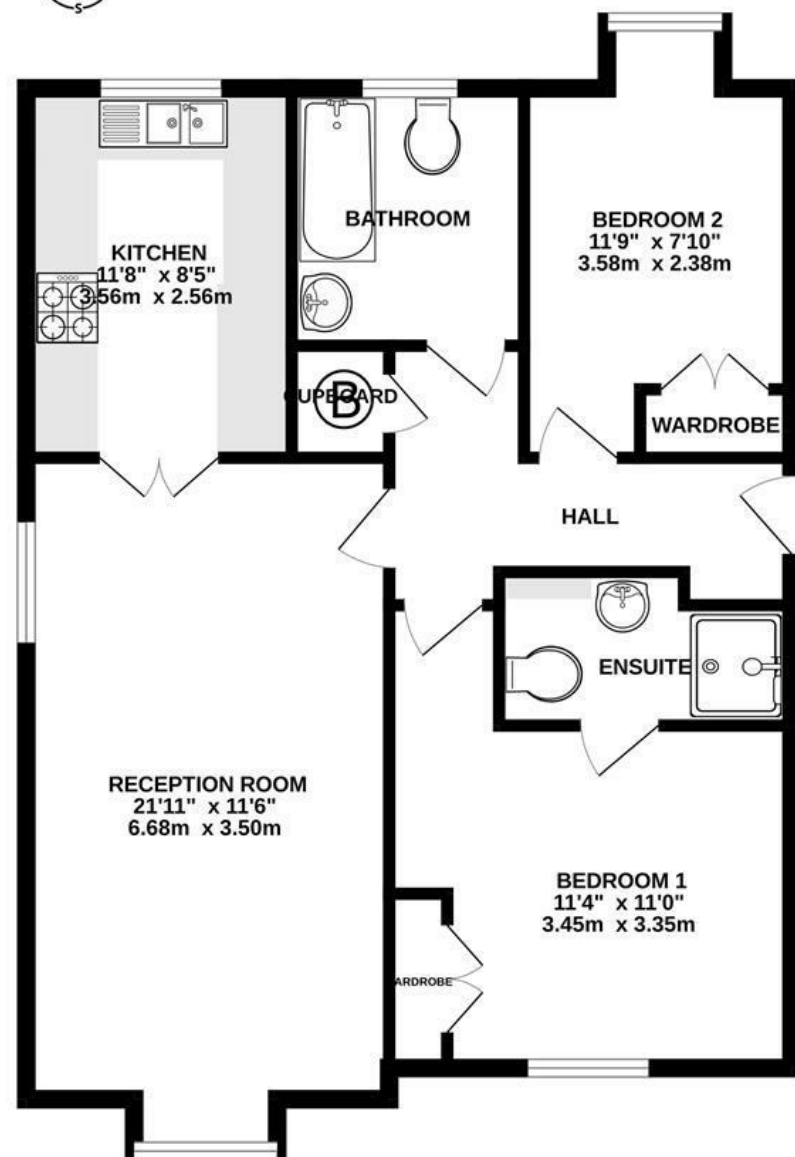
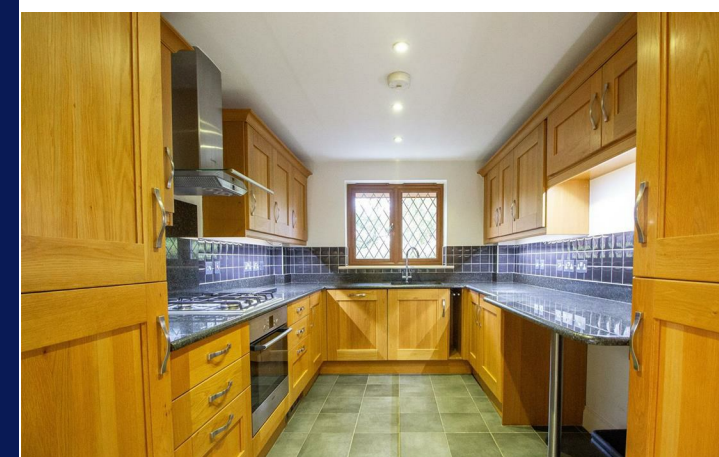
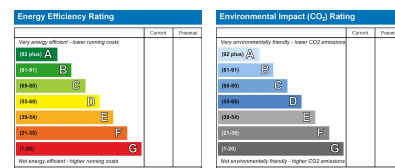


FIRST (TOP) FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2024



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

Guide Price £367,500 Leasehold - Share of Freehold

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

What we like...

- * Quality apartment in a secure, gated development in lovely Lindfield - No chain.
- * Share of the freehold keeps maintenance charges reasonable.
- * Huge loft space providing excellent storage.
- * 22ft living/dining room.
- * Walk of the bustling village High St with its pubs, restaurants, stores and boutiques.

The Apartment...

A superb two double bedroom first floor apartment situated in this exclusive, secure gated development of just nine apartments built in 2007 by Woodcock Holdings, in a tranquil location within walking distance of the historic Lindfield High Street. Apartments in such exclusive settings are rarely available in prime Lindfield. The apartment has been finished to exacting standards and is presented in excellent order throughout with neutral décor and high quality fixtures and fittings. There is also access to a large, fully boarded loft space the provides a huge amount of secure storage space.

The well arranged living accommodation comprises of a 22'11 dual aspect reception room that faces south, filling the space with natural light throughout the day, quality fitted kitchen with granite work surfaces, breakfast bar and integrated 'Bosch' appliances, master bedroom with en-suite shower room & fitted wardrobes, second double bedroom with fitted wardrobes and stylish bathroom with overhead shower. Some of the many benefits include gas fired central heating, double glazing, secure telephone entry system and a share of the freehold (meaning management costs can be kept under control).

Outside is an allocated parking space and well kept communal areas including a garden area. Hickmans Court is approached by a block paved driveway and substantial, electronically operated gates (brand new gates installed in 2024).

An internal viewing is highly recommended to appreciate this luxury apartment in a secure gated development within a most sought after Sussex village. In our opinion, this would be the perfect purchase for someone looking for a secure UK bolt hole or someone based in the city but looking for a weekend base in the country.

The communal areas are also being repainted and re carpeted in the first quarter of 2025 and brand new metal gates are being installed in November 2024.

Lindfield Life...

Denmans Lane is one of the most desirable roads in lovely Lindfield - one of the South East's most sought-after villages. The historic High Street is home to the picture-postcard village pond and it a five minute walk from your front door. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint of Harveys or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and The Limes Thai', whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works and Black Duck are the favourite spots to grab a coffee.



The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools - both rated Outstanding by OFSTED. Children from this area usually attend Oathall Commuity College for secondary education - all within walking distance of the house. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory. For dog walking, Scrase Valley Nature Reserve is just a few yards stroll.

Haywards Heath's mainline station is easily accessible (25 min walk) and provides fast commuter links to London (45 minutes to London Bridge/Victoria), Gatwick International Airport and the South Coast. By car, the motorway network is accessed via the A23(M).

The Specifics...

Title Number: WSX319946
Tenure: Leasehold - Portion of the freehold
Lease: 199 years 1 January 2006 (180 years unexpired)
Service Charge: £374 per quarter
Ground Rent: NIL
Local Authority: Mid Sussex District Council
Council Tax Band: D
Broadband Speed: Ultrafast - up to 1000 mbps download

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.

N B

Some photos include virtual furnishing for marketing purposes.

