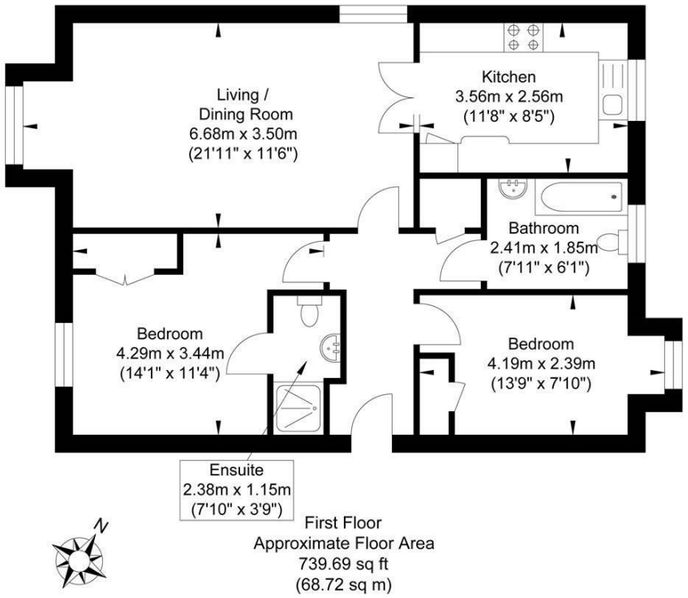
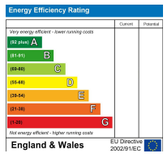
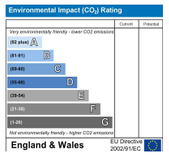
Denmans Lane



First Floor
Approximate Floor Area
739.69 sq ft
(68.72 sq m)

Approximate Gross Internal Area = 68.72 sq m / 739.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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

Guide Price £350,000 Leasehold - Share of Freehold

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

Things We Love...

Exclusive & secure – A gated development of just nine apartments, offering privacy and peace of mind in a prime Lindfield location.

Recently refurbished – The apartment has been comprehensively overhauled, including new carpets, decoration, LED lighting and Bosch cooking appliances.

That reception room – A fantastic 22'11 dual aspect space with a lovely southerly aspect and an abundance of natural light.

Lindfield on the doorstep – The historic High Street, village pond, independent shops, cafés, restaurants and pubs are all just a short stroll away.

Guide Price £350,000 - £375,000

A rare opportunity to acquire a beautifully presented two double bedroom apartment within an exclusive gated development of just nine homes, moments from the historic High Street in Lindfield — one of Sussex's most desirable villages and regularly recognised as one of the best places to live in the UK. Built in 2007 by Woodcock Holdings, Hickmans Court offers a secure and peaceful setting, with the apartment offered with no onward chain and a share of the freehold. An ideal low-maintenance home or secure country base within easy reach of London.

The Apartment...

Approached via a block-paved driveway and electronically operated security gates, Hickmans Court is an exclusive development of just nine apartments, creating a private and peaceful environment that is rarely available in such a prime Lindfield location. The apartment has recently undergone a comprehensive refurbishment, including a complete repaint, full recarpeting, replacement LED light fittings throughout and a new Bosch hob and cooker. The result is a fresh, contemporary and beautifully presented home that is ready to move straight into.

The spacious first floor accommodation centres around the impressive 22'11 dual aspect reception room, which enjoys a southerly aspect and is flooded with natural light throughout the day. There is plenty of space for both comfortable seating and dining, making this a wonderfully versatile room. The kitchen is fitted with a range of quality units, granite work surfaces and a breakfast bar, together with integrated appliances including a dishwasher, washer dryer and fridge freezer, all of which are included in the sale.

The principal bedroom is a generous double with fitted wardrobes and a stylish en-suite shower room. There is a further double bedroom, again with fitted wardrobes, alongside a contemporary family bathroom with an overhead shower.

Further benefits include gas-fired central heating, double glazing, a secure telephone entry system and a share of the freehold.

Hickmans Court...

The development itself has also benefited from a significant programme of recent investment by the management company. Including new electronically operated entrance gates in 2024, repainting and recarpeting of the communal areas in 2025 and exterior painting of the building in 2026. The apartments front doors have also been updated to meet current fire regulations. This substantial programme of works ensures the development continues to be maintained to a particularly high standard.

Outside, there is an allocated parking space together with attractive communal gardens and well-maintained communal areas.

An internal viewing is highly recommended to appreciate the quality, space and position of this exceptional apartment. In our opinion, it is difficult to find a better combination of security, quality and village convenience in Lindfield, making this an ideal low-maintenance home, secure weekend retreat or country base within easy reach of London.

Lindfield Life...

Hickmans Court enjoys an enviable position within Lindfield, one of Sussex's most sought-after villages, with the historic High Street just a few minutes' walk away. The village is particularly loved for its picturesque character, centred around the famous village pond and lined with a wonderful mix of independent shops, boutiques, cafés, restaurants and traditional pubs. The Stand Up Inn, Red Lion and Bent Arms provide excellent options for a relaxed drink, while Tamasha, That's Amore, The Limes and The Witch Inn offer plenty of choice when eating out. For coffee, Lindfield Coffee Works and Black Duck are firm local favourites. Lindfield Common is another of the village's great attractions and has been home to cricket since 1747. It also provides the setting for the much-loved annual village bonfire celebrations.

The village is well served by highly regarded schooling, with Lindfield and Blackthorns Primary Schools both rated Outstanding by Ofsted. Oathall Community College provides secondary education, while there is also an excellent selection of independent schools within easy reach, including Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory School. For those who enjoy the outdoors, Scrase Valley Nature Reserve is close by, while the surrounding Sussex countryside provides endless opportunities for walking and cycling. Haywards Heath's mainline station is approximately a 25-minute walk away, providing fast and regular services to London Bridge and London Victoria in around 45 minutes, as well as Gatwick Airport and the South Coast. The A23 provides convenient access to the wider motorway network and Brighton, whilst London Gatwick is easily reached by road.

The Specifics...

Title Number: WSX319946
Tenure: Leasehold – share of the freehold
Lease: 199 years from 1 January 2006
Service Charge: £475.72 per quarter
Ground Rent: Nil
Local Authority: Mid Sussex District Council
Council Tax: Band D
Broadband: Ultrafast – up to 1,000 Mbps download

We believe this information to be correct but cannot guarantee its accuracy and recommend that intending purchasers verify all details personally before exchange of contracts.

NB: Some photographs have been virtually furnished for marketing purposes.

N.B - Please be aware, some photos have been virtually staged to showcase the rooms.