



14 Cheney Crescent, Haywards Heath, West Sussex RH16 4UE

Guide Price £675,000

FREEHOLD

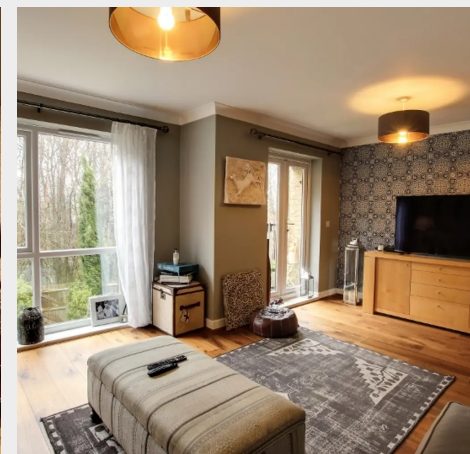
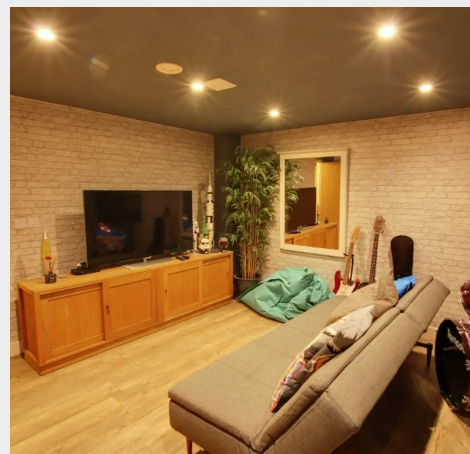


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A deceptively (2200 ft.²) 4/5 bedroom town house tucked away in a cul-de-sac backing onto woodland on the southern edge of town offering highly flexible accommodation over 3 floors.

- Built by Crest Nicholson in 2013 to their Grantham design
- Immaculate and neutral decorations throughout
- L shaped 38' wide x 29' (min deep) extending to 50' max rear garden - Private driveway parking and integral single garage
- Quiet cul-de-sac location backing onto woodland close to the hospital and countryside
- Entry level: entrance hall, cloakroom, study area, sitting room with a balcony and integral garage
- Lower ground floor: an impressive kitchen/dining room with doors to garden, utility room and an enormous recreation room with en-suite shower room
- Top floor: master bedroom with fitted wardrobes and en-suite shower room, 3 further double sized bedrooms and family bathroom
- Gas heating to radiators - UPVC double glazed windows, doors and soffits
- New primary school to be built in Hurstwood Lane in the next few years
- Internal viewing highly recommended to appreciate the size and quality of this large home
- EPC: B - Council Tax Band: F
- **Service charge Half Yearly** for 01.10.22-31.03.23 = £156.67 paid to St Francis Park (Haywards Heath) Management Company Limited



Cheney Crescent is off Bowden Way and forms part of the St Francis Park Development which can be accessed off the Rocky Lane/Foxhill & Wivelsfield Road roundabout on the southern side of town. The property is within a short walk of the new Sainsbury's Local store, the hospital and countryside. Several primary schools are also within walking distance and children from this side of town can catch the bus to Warden Park Secondary Academy School in neighbouring Cuckfield or Oathall Community College in Lindfield. A regular bus service runs close by linking with the town centre, railway station, neighbouring districts and Brighton. The town has an extensive range of shops, stores, restaurants, cafes and bars, state of the art leisure centre and 6th form college.

By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6 miles to the west at Bolney or Warninglid. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

Distances in approximate miles on foot/car/train

St Wilfrids Primary (0.65), St Joseph's RC Primary (0.85), Northlands Wood (0.85), Warden Park Primary Academy (0.95), Oathall Community College (1.5), Warden Park Secondary Academy in Cuckfield (2.5) - Children catch a school bus from Wivelsfield Road

Haywards Heath mainline railway station (1.5 miles) offering fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)





Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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