



10 Rushwood Close, Haywards Heath,
West Sussex RH16 3SQ

FREEHOLD

Guide Price
£400,000-£425,000



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A well presented 3 bedroom detached house with a 21' x 20' south facing rear garden, garage and driveway alongside situated in a quiet cul-de-sac within the popular Northlands Wood area close to the excellent primary school, local shops, medical centre, countryside and within a level walk (via Lewes Road) to the hospital.

EPC: D

Council Tax Band: D

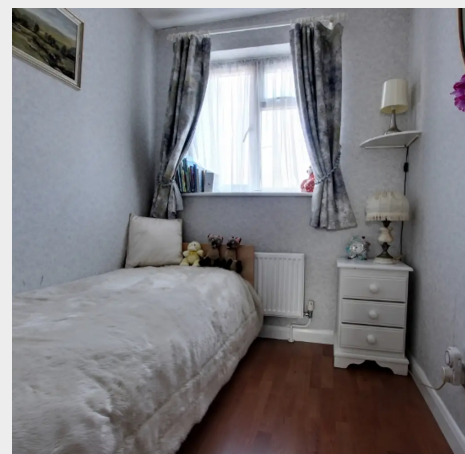
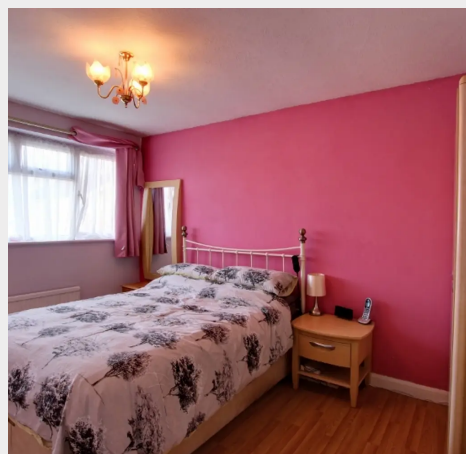
- Popular Northlands Wood area within a 5 minute walk of the popular primary school
- Fully enclosed south facing rear garden partly laid to easy-to-maintain Astroturf
- Driveway and garage alongside
- Lounge/dining room with doors out to the rear garden
- A separate kitchen with side door to driveway
- 2 doubles and 1 single bedroom
- Bathroom has been refitted as a wet room for mobility purposes
- Close to countryside and the Snow Drop Inn
- For sale with immediate vacant possession
- Potential to extend STPP



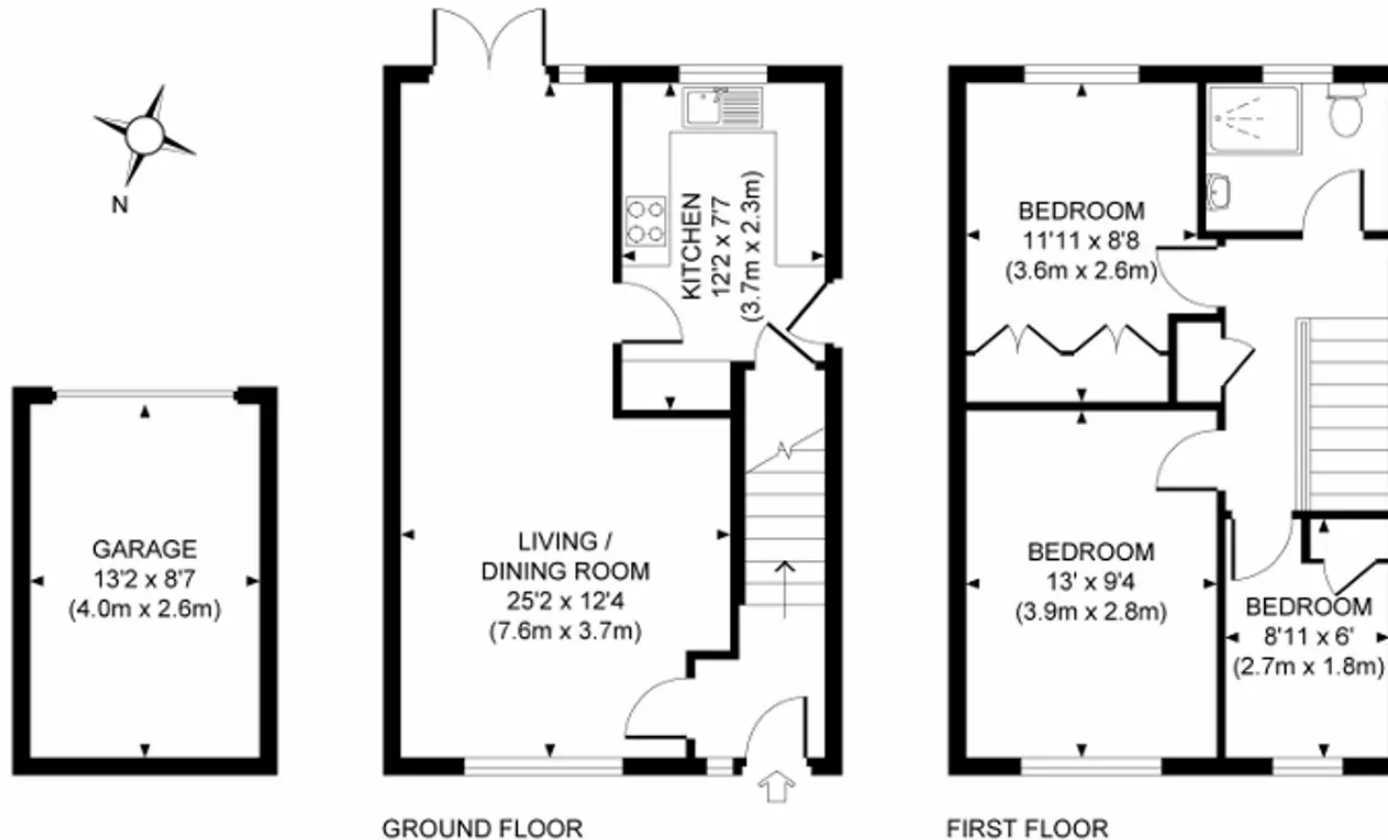
Rushwood Close is a short cul-de-sac off Beech Hill in the popular Northlands Wood area on the town's south eastern edge. Open countryside is close by and other nearby facilities include the hospital, medical centre, pharmacy, a Tesco Express store, several children's play areas and the highly regarded Northlands Wood Primary School. Children from this side of town go on to Oathall Community College with its farm in neighbouring Lindfield which is within 1 mile on foot. The town centre with its numerous shops, stores, restaurants, cafes and bars is about 1.5 miles distant. Sainsbury's Superstore and the Waitrose Store are a little further. The railway station provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 7 miles to the west at Bolney or Warninglid.

Distances (on foot/car in miles):

Northlands Wood Primary School 250 yards,
Oathall Community College 1, town centre 1.5,
Railway station 2, A23 (Bolney 7), Gatwick Airport 16, Brighton Seafront 15



Approximate Gross Internal Area
789 sq ft / 73.3 sq m
Approximate Gross Internal Area Outbuildings
112 sq ft / 10.4 sq m
Total Gross Internal Area 901 sq ft / 83.7 sq m



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