



21 Fields End Close, Haywards Heath,
West Sussex RH16 3TR

FREEHOLD

Guide Price
£425,000 – £440,000



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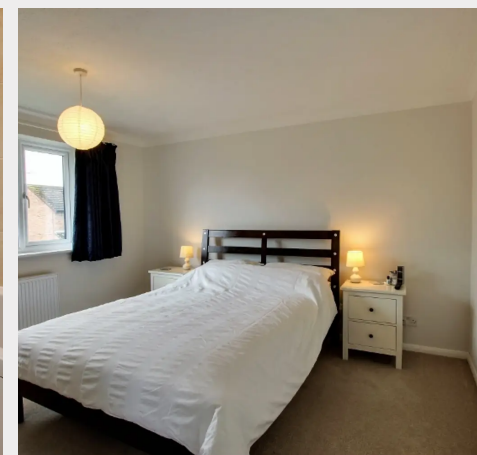
A modernised and very well presented 3 bedroom semi-detached house with driveway and garage alongside. Ideally placed in a cul-de-sac within an easy walk of the town centre, hospital and railway station.

- Immaculate modern house having been the subject of several improvements in recent years
- For sale with no onward chain
- 0.9 mile walk to the railway station
- Close to several good schools
- 44' wide (max) x 18' (min) rear garden
- Driveway and garage alongside
- Great potential for an extension STPP
- Additional piece of garden adjacent could be available to rent
- Spacious reception hall with cloakroom
- Lounge/dining room with feature fireplace and doors out to the rear garden
- Separate kitchen with range of integrated appliances
- 3 bedrooms and refitted bathroom
- Gas-fired central heating to radiators
- Windows and external doors replaced in UPVC
- EPC: C - Council Tax Band: D

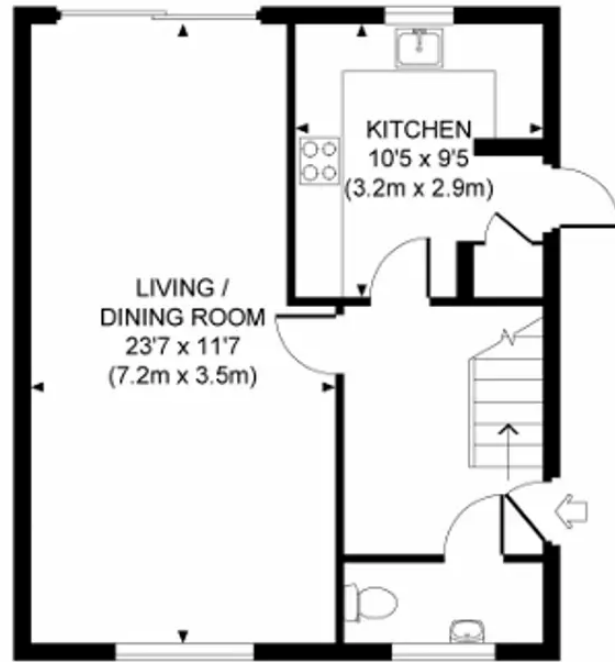


Fields End Close is located off Woodlands Road which in turn is located off Mayflower Road on the east side of town. Local schools within a short walk include Warden Park Primary Academy, St Wilfrid's, St Joseph's and Oathall Community College (all within a 10/15 minute walk). The town centre is just over half a mile distant where there is an extensive range of shops and stores whilst the town's trendy Broadway has several restaurants, cafes and bars. There are numerous leisure groups, sports clubs and a leisure centre. An alleyway from Fields End Close leads through to Pineham Copse giving swift access through The Priory area to the Princess Royal Hospital and southern side of the town centre. Lindfield's picturesque village High Street can be easily accessed on foot, via the Scrase Valley nature reserve, where there is a traditional range of shops, boutiques, great pubs and restaurants, the landmark duckpond and large common which hosts several events throughout the year. The railway station provides a fast commuter service to London, Gatwick Airport and Brighton is just over a mile on foot. By road, access to the major surrounding areas can be gained via the A272 and A/M23, the latter lying about 6 miles to the west at Bolney or Warninglid. There are several beauty spots in the local area including the 180 acre Ardingly Reservoir, both Ditchling and Chailey Common Nature Reserves, the South Downs National Park and the Ashdown Forest.

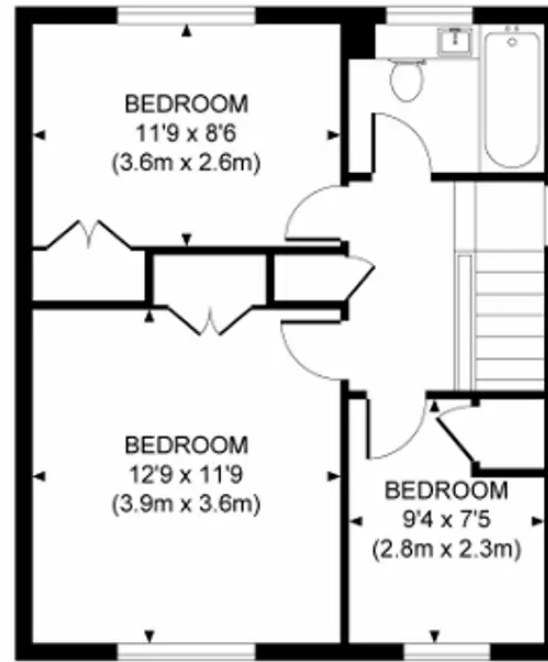
Distances (approx on foot/by car or train):- Town centre 0.5, The Broadway 0.6, Railway station 1.1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), A23 Bolney 6, Brighton Seafront 14, Gatwick Airport 15



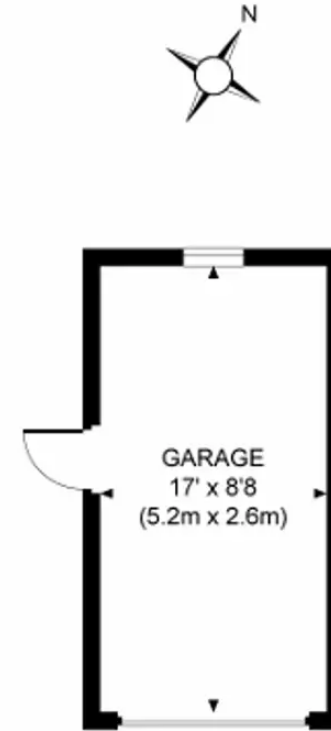
Approximate Gross Internal Area
912 sq ft / 84.8 sq m
Approximate Gross Internal Area Outbuildings
145 sq ft / 13.5 sq m
Total Gross Internal Area 1057 sq ft / 98.2 sq m



GROUND FLOOR



FIRST FLOOR



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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