



6 Norris Lane, Haywards Heath, West Sussex RH17 5ND

FREEHOLD

Guide Price **£900,000 - £950,000**



**MANSELL
McTAGGART**
Trusted since 1947



A 5 bedroom, 3 bathroom detached family home occupying a great position on the Penland Grange Development on the town's northern edge, close to countryside and within walking distance of the railway station and Harlands Primary School.

- Fabulous family home in prime location built in 2020 by Redrow Homes
- Versatile accommodation with up to 5 bedrooms over 3 storeys
- Sunny 43' x 40' west facing and landscaped rear garden adjoining a wildlife corridor
- Long driveway and garage alongside
- Upgraded kitchen, flooring, tiling and fitted wardrobe package
- 5 solar panels, providing reduced electricity costs
- Beautiful open plan kitchen/living area with bi-fold doors out to the rear garden
- Separate living room and utility room
- Impressive master suite bedroom with dressing area and en-suite shower room
- 2 further first floor bedrooms and bathroom
- 2 top floor bedrooms and shower room
- Adjoining a wildlife corridor with quick links out to countryside providing some wonderful walks linking with Blunts Wood and the Borde Hill Estate
- 1 mile walk to the railway station - Harlands & Warden Park school catchment areas
- Half-yearly estate charge is £172.88 (01.01.23-30.06.23 - Managing Agents: HML
- EPC: B - Council Tax Band: F



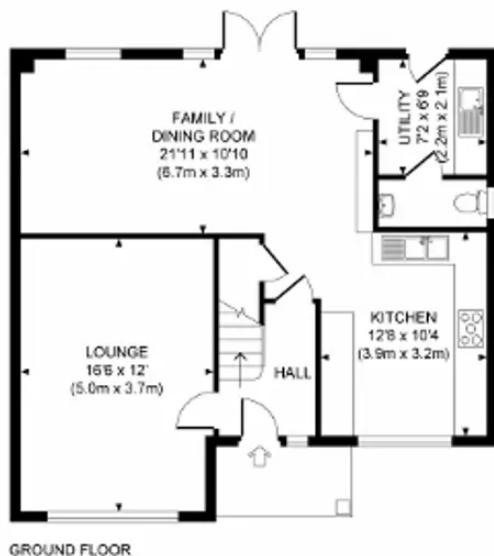
Norris Lane is a cul de sac off Timber Gate Drive. The property forms part of the new and highly desirable Redrow Homes Penland Grange development on the northern outskirts of Haywards Heath close to glorious countryside including the Borde Hill Estate and within a 10 minute walk of Harlands Primary School. The development adjoins Hanlye Lane, the Balcombe Road and Penland Road. Children from this side of town fall into the catchment area for the Warden Park Secondary Academy School in neighbouring Cuckfield and there is 6th form college which is within a 15 minute walk. The state of the art leisure centre is also within an easy walk and there are a selection of shops, Sainsbury's superstore and a Waitrose store adjacent to the railway station. The town centre has a good range of shops, restaurants, cafés and bars in the Broadway and there are numerous social groups and sports clubs. The countryside close by is interspersed with footpaths and bridleways linking with the neighbouring districts and, in particular, Cuckfield Village via the ancient woodland of Blunts Wood (footpath accessed opposite the house). Access to the major surrounding areas, Brighton & Gatwick Airport can be swiftly gained via the Balcombe Road, Hanlye Lane and the A/M23, the latter lying under 5 miles to the west at Warninglid or 7 miles to the north at Maidenbower (Junction 10A).

Distances (approx in miles on foot/car/rail):

Harlands Primary School 0.5, 6th Form College 0.9, Warden Park Secondary Academy in Cuckfield 1.6, Railway station 1.2 (London Bridge/Victoria 45 mins, Gatwick 15 mins, Brighton 20 mins), The Broadway and town centre 1.5, Cuckfield High Street 1.8, A23 Warninglid 4.75, Maidenbower 7, Gatwick Airport 12



Approximate Gross Internal Area
1918 sq ft / 178.2 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. While every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.