



11 Hardham Close, Haywards Heath, West Sussex RH16 4UF

Guide Price £450,000

FREEHOLD





An immaculate 3 bedroom detached house with a 40' x 25' south/west facing rear garden and garage behind in this popular new development on the town's southern edge.

Council Tax band: E

- Very nice detached house occupying a sunny corner plot on this new development built in 2014 by Crest Nicholson
- Immaculate and neutral decorations throughout
- Sunny and pretty rear garden enjoying a South/Westerly aspect having been partially landscaped with a door into the garage at the end.
- Within a 10 minute walk of the Princess Royal Hospital and Sainsbury's local store
- Close to Warden Park Secondary Academy school bus stop
- On a local bus route to the town centre, station and Brighton
- Entrance hall and downstairs cloakroom
- Double aspect living room and spacious kitchen/dining room with doors out to the garden
- Kitchen has a range of integrated appliances
- Master bedroom with en-suite shower room, 2 further bedrooms and family bathroom
- Internal viewing highly recommended
- EPC: C - Council Tax Band: E
- Estate Charge: Approximately £320 per annum



Hardham Close is off Barry Drive 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 Sainsbury's Local store, the hospital and countryside. Several primary schools are within walking distance and children catch the bus to Warden Park Secondary Academy School in Cuckfield or Oathall Community College with its farm in Lindfield. A new primary school will be built in the next few years off Hurstwood Lane. 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, 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 6 miles to the west at Bolney. 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**

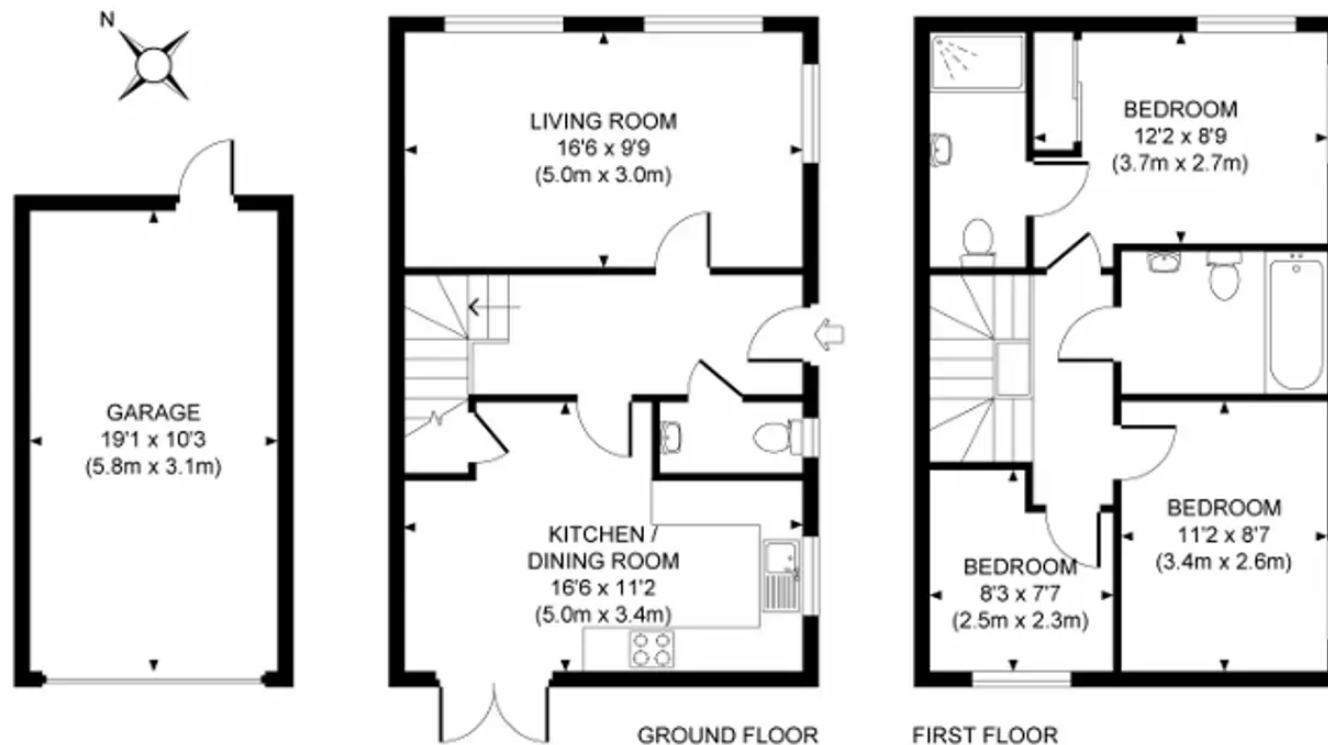
**Primary Schools:** St Wilfrids (0.6), St Joseph's RC (0.8), Northlands Wood (0.8), Warden Park Academy (0.9)

**Secondary Schools:** Oathall Community College (1.5), Warden Park Academy in Cuckfield (2.5)

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



Approximate Gross Internal Area  
868 sq ft / 80.7 sq m  
Approximate Gross Internal Area Outbuildings  
195 sq ft / 18.1 sq m  
Total Gross Internal Area 1063 sq ft / 98.8 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst 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](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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