



47 Wivelsfield Road, Haywards Heath, West Sussex RH16
4EN

FREEHOLD

Guide Price
£450,000-£475,000



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A detached 3 bedroom character house requiring general updating throughout, tucked away up a driveway on the southern side of town within an easy walk of the shops, hospital, several schools and just 1.2 miles from the railway station.

- Tucked away up a driveway on the east side of Wivelsfield Road
- 45' x 14' Front garden
- 42' wide x 28' deep south, facing rear garden
- Off-road parking for several vehicles
- The house does require general modernisation throughout
- Tremendous potential for extending STPP
- Large useful cellars – ideal for storage
- Lounge with fireplace
- Separate dining room
- Family size kitchen/breakfast room
- Main bedroom with en-suite WC
- 2 further bedrooms and bathroom
- For sale with no onward chain
- EPC: C – Council Tax Band: D
- A new house (Hilltop House) is being built next to the property and will have 2 allocated parking spaces on the left hand side (see OS land registry plan via attached link) and will have a right of way. No. 47 will keep ownership of the driveway.

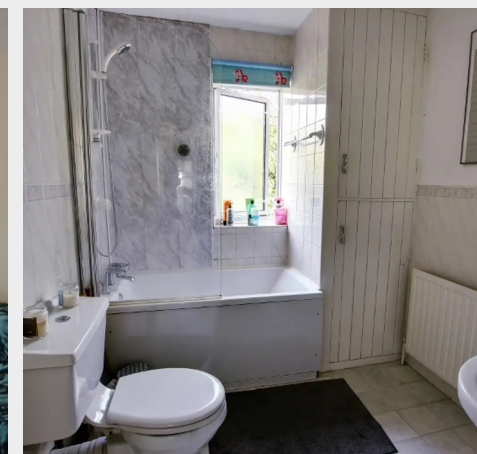
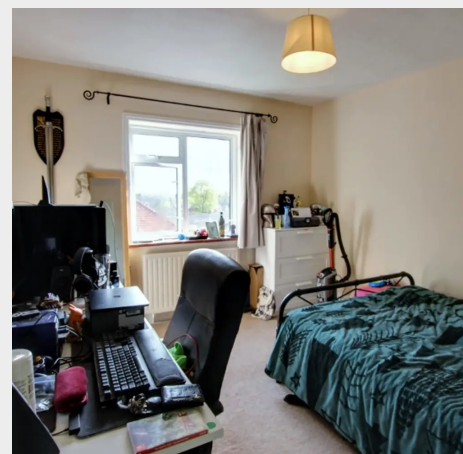


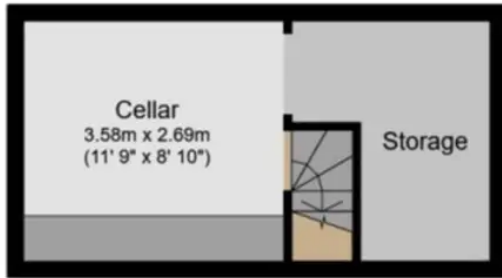
The property is hidden away up a driveway which runs east of the Wivelsfield Road between No.s 45 and 49, just to the south of St James Lettings and the Sainsbury's Local store. The Princess Royal Hospital is within a 10 minute walk and there are several primary schools also within walking distance. Children from the side of town fall into the catchment area for Warden Park Secondary Academy School in neighbouring Cuckfield, for which they catch a school bus. Some children go to Oathall Community College in Lindfield, which is closer. The railway station is 1.2 miles distant and offers fast commuter services to London and the south coast. The town has several large parks, excellent shopping and recreational facilities, a leisure centre, sports clubs and a 6th form college. By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 and A/M23 which lies about 6 miles to the west at Bolney, or Warninglid.

Distances (in approximate miles on foot/car/train)

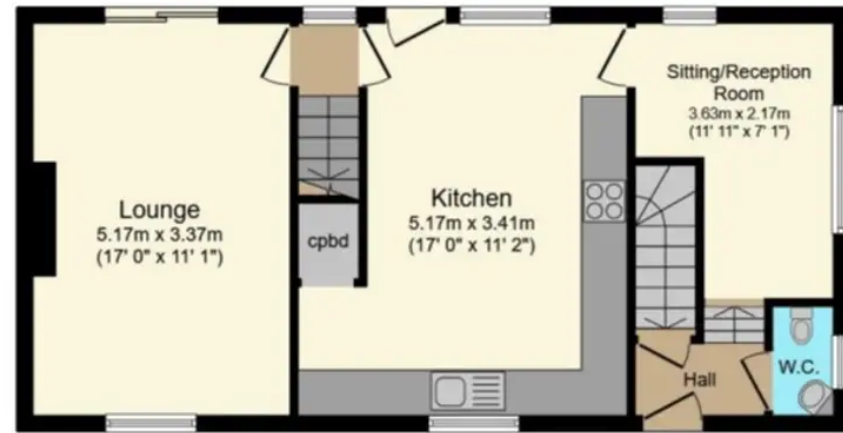
Schools: St Wilfrid's Primary (0.7), St Joseph's RC Primary (0.8), Northlands Wood (1.0.), Warden Park Primary Academy (0.9), Oathall Community College (1.5), Warden Park Secondary Academy in Cuckfield (2.5)

Railway station (1.2) London Bridge/Victoria, 45 mins, Gatwick Airport 15 mins, Brighton 20 mins

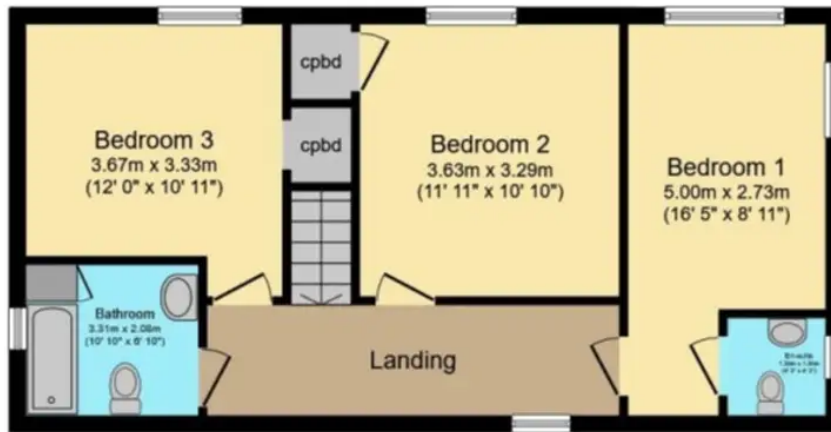




Basement



Ground Floor



First Floor

Total floor area 127.7 sq.m. (1,375 sq.ft.) approx

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