



23 Quarry Hill, Haywards Heath, West Sussex RH16 1NG

Guide Price **£700,000-£725,000**

FREEHOLD





A 4 bedroom split-level detached house with a 70' x 34' rear garden adjoining ancient woodland, situated in a cul-de-sac on the town's desirable west side within walking distance of the railway station and good schools.

- Spacious detached family home in prime west side cul-de-sac adjoining woodland
- Easy 0.8 mile walk to railway station
- 15 minute walk to Harlands Primary and Warden Park Secondary Academy Schools
- Versatile split level accommodation extending to 1,500 square feet
- Entry level: bathroom and study/playroom
- Lower level: living room, kitchen/dining room and conservatory
- 1st: 4 bedrooms and cloakroom/WC
- Tremendous potential for extending
- Driveway parking and garage
- Front courtyard and 70' x 36' rear garden with gate into woodland
- EPC rating: D
- Council Tax Band: E

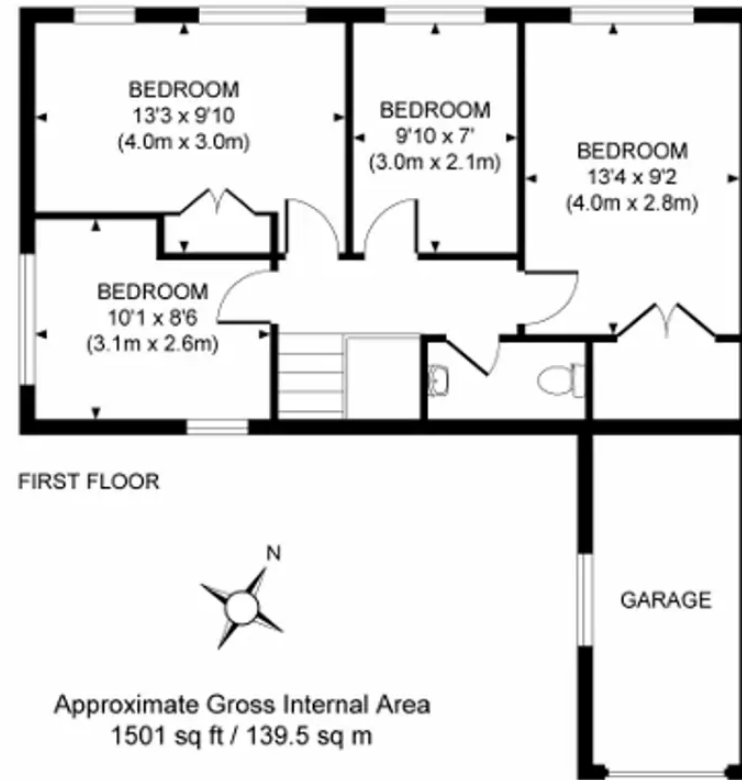
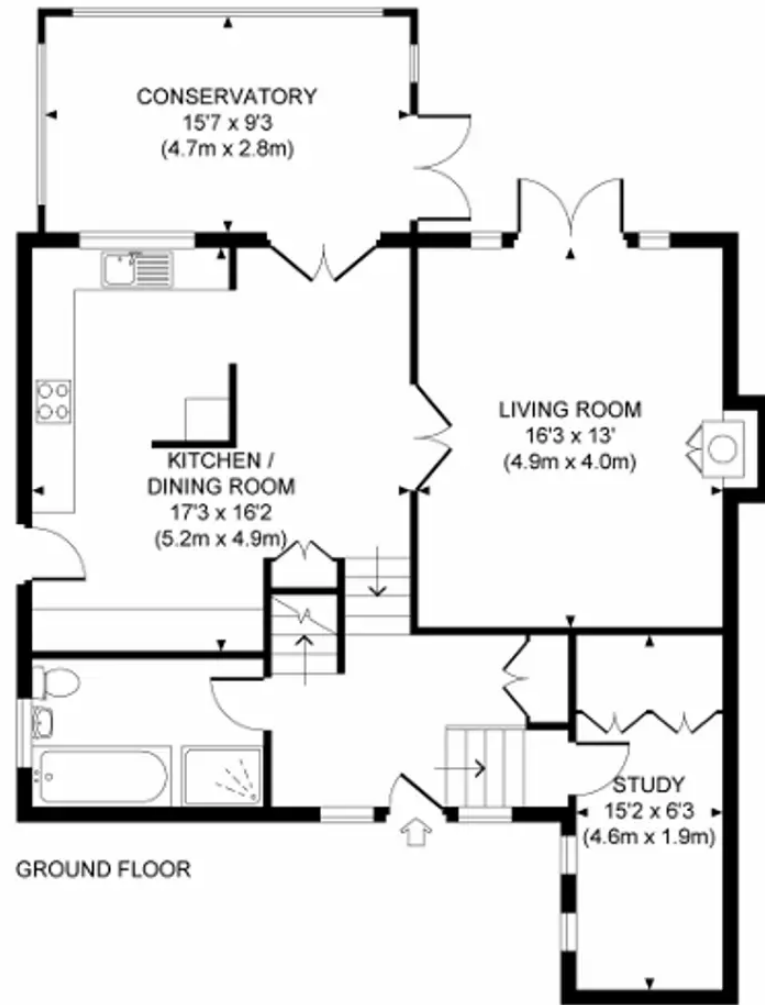


Quarry Hill is located off Blunts Wood Road on the town's desirable west side close to the Nature Reserve and conveniently placed within walking distance of excellent schools, the leisure centre, Sainsbury's Superstore, Waitrose and railway station (0.6/0.7). Harlands Primary School is within a 10 minute walk and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield which is easily accessed on foot via Blunts Wood. The town's trendy Broadway and shopping areas of South Road and the Orchards are approximately 1.25 miles distant where there is an extensive range of shops, restaurants, cafes and bars. The leisure centre and 6th form college are both within 0.4 miles. The picturesque Cuckfield village High Street with its traditional range of shops, boutiques, pubs and restaurants is within a 20/25 minute walk via Blunts Wood. By road, access to the major surrounding areas can be swiftly gained via the A272, the Balcombe Road and the A/M23, the latter lying approximately 5 miles to the west at Warninglid or 8 miles to the north at Maidenbower (Junction 10A) giving swift access to Gatwick Airport and the M25.

Distances (approx. in miles on foot/car/train)

Harlands Primary School (0.6), Warden Park Secondary Academy (1.25), Leisure Centre (0.6), Railway station (0.6) providing fast commuter links to Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins), The Broadway (1.2), Gatwick Airport (13), Brighton Seafront (15)





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