



96 Vale Road, Haywards Heath, West Sussex RH16 4JS

Guide Price £335,000

FREEHOLD



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A 3 bedroom terraced house set back behind a green on the south side of town which has been the subject of considerable improvement in the last few years by the current owners.

- Very well presented home set back behind a green
- 45' x 19' north/west facing rear garden with large shed
- New double glazed windows and doors
- Reskimmed ceilings and decorations
- New electrical consumer unit
- New gas combi boiler and some radiators
- Garden has been levelled and laid to lawn
- Sitting room with feature fireplace
- Refitted family size kitchen/breakfast room with doors out to rear garden
- 3 bedrooms, bathroom and separate WC
- Partially boarded loft space with velux window and drop down ladder
- Plenty of parking in the road
- Walking distance of several primary schools (Bolnore Village Primary closest by foot)
- Warden Park Secondary Academy School catchment area
- Easy walk to town centre and hospital
- 1.2 mile walk to the railway station
- Ashenground Woods is 0.4 miles away
- Plenty of parking in the road
- EPC: C - Council Tax Band: C

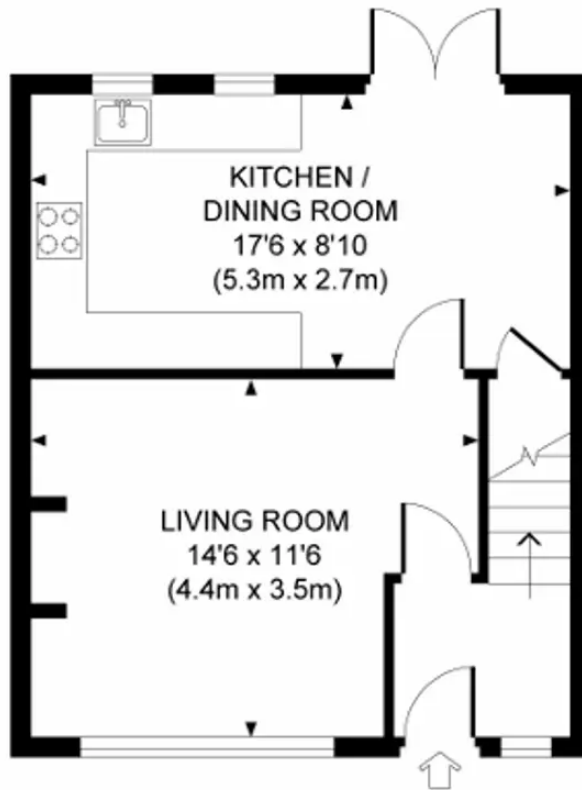


Vale Road runs between Ashenground Road and Sheppeys on the town's southern side close to the Vale surgery and pharmacy. A regular bus service runs along the road linking with the town centre, railway station, hospital and neighbouring districts. The town centre is within a mile where there is an extensive range of shops, stores, restaurants, cafes and bars. Schools are well represented throughout the town and the property is within walking distance of several primary schools. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. Oathall Community College with its farm is also within easy reach. The station can be swiftly accessed on foot via Victoria Park and is under 1.2 miles distant and offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). By road, access to the major surrounding areas can be swiftly gained via the new A272/town relief road, the B2112 and the A/M23, the latter lying about 6.5 miles to the west at Bolney or Warninglid.

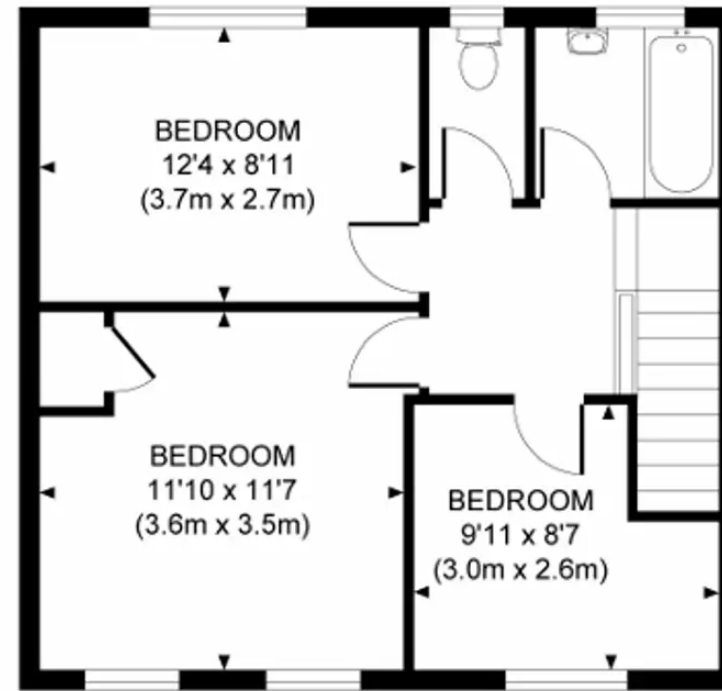
Distances (in miles on foot/car): Bolnore Village Primary (0.8), St Wilfrid's Primary Academy 0.9, St Joseph's RC Primary 0.9, Warden Park Primary Academy 0.95, Oathall Community College 1.6, Warden Park Secondary Academy 2.5, Haywards Heath Railway Station 1.2, Brighton Seafront 14, Gatwick Airport 19



Approximate Gross Internal Area
815 sq ft / 75.7 sq m



GROUND FLOOR



FIRST FLOOR

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

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