



29A Pasture Hill Road, Haywards Heath,
West Sussex RH16 1LY

FREEHOLD

Guide Price
£400,000 – £425,000



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A very large (876 sq ft) 2 double bedroom, 2 bathroom end of terrace house built in 2017 by a well regarded local builder, hidden away at the end of a walkway near the leisure centre and within a 5-10 mins walk of the railway station.

- Very spacious home in prime west side location within a 5-10 mins walk of the railway station
- Newly built in 2017 by A.D Construction
- Located at the end of a walkway off a quiet road on the west side of town.
- Driveway parking for 2 cars
- Front and irregular shaped south facing rear garden measuring 50' x 27' widening to 48' max
- Entrance hall with cupboard and cloakroom
- Kitchen/breakfast room with full range of integrated appliances
- Sitting room with doors out to the garden
- Master bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Harlands Primary School & Warden Park Secondary Academy School catchment areas
- Adjacent to the leisure centre and very close to the 6th Form College
- For sale with no onward chain
- EPC: B - Council Tax Band: D



The property is tucked away up a walkway to the left hand side of No. 25 or by car up a driveway between No.s 25 and 31 Pasture Hill Road backing onto the grounds of the leisure centre on the town's desirable west side.

The property is within 0.3 miles of the railway station which provides fast commuter services to London Bridge/Victoria (45 mins), Gatwick (15 mins) and Brighton 20 mins. Other nearby facilities include the 6th form College, Harlands Primary School, both Sainsbury's and Waitrose Superstores and a selection of shops and food outlets by the station.

The Blunts Wood and Paiges nature reserve is close by and provides a shortcut through the glorious woodland to the neighbouring village of Cuckfield and Warden Park Secondary Academy School. The town centre is about 0.7 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars.

Distances: (approx in miles on foot)

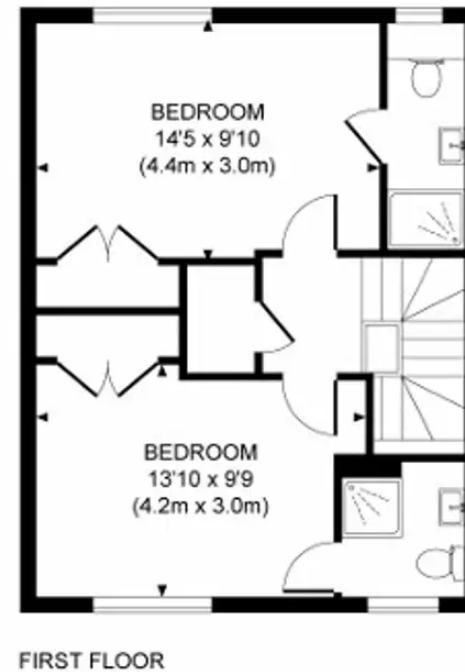
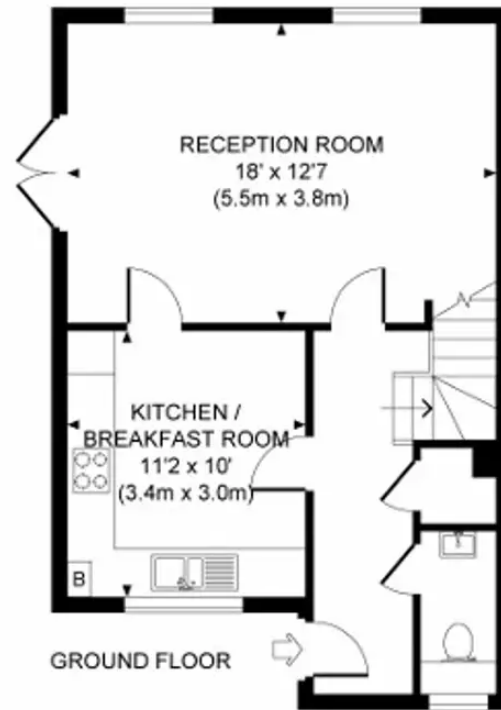
Harlands Primary School 0.6, Warden Park Secondary Academy 1.4, Railway station 0.3 - providing fast commuter links to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins), Gatwick Airport 14, Brighton Seafront 14, A23 Bolney/Warnglid 5.5/6





This floorplan is for guide purposes only

Approximate Gross Internal Area
876 sq ft / 81.4 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.

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