



South View,
Haywards Road, Haywards Heath, West Sussex RH16 4HX

FREEHOLD

Guide Price
£675,000 – £700,000



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A substantial (1,504 sq ft) 4 bedroom semi-detached house with an 83' rear garden close to the town centre, Victoria Park, Ashenground Woods and within a 0.9 mile walk of the railway station. The owner bought the property brand new 16 years ago and rented it out for a few years but moved back in in 2018, at which point she has carried out numerous improvements. The house was built by a small builder to a Victorian style, in keeping with many of the other attractive Victorian villas in the road. This deceptively spacious home is almost 3 times as deep as it is wide and really does need to be viewed to appreciate the size and quality of the accommodation on offer.

- Established residential area within a 15 minute walk of the railway station
- Close to the town centre, Victoria Park and Ashenground Woods
- 83' x 17' east facing rear garden (new patio 2022) and private driveway parking for 2 cars
- Double aspect living room with fireplace
- Refitted family size kitchen/breakfast room in 2020 with Quartz worktops
- 4 bedrooms, 2 bathrooms and ground floor WC refitted 2022
- New flooring on ground floor (2019), staircase and landing carpets (2019) and shutters (2020)
- Large store room/study/dressing room
- EPC rating: C - Council Tax Band: E

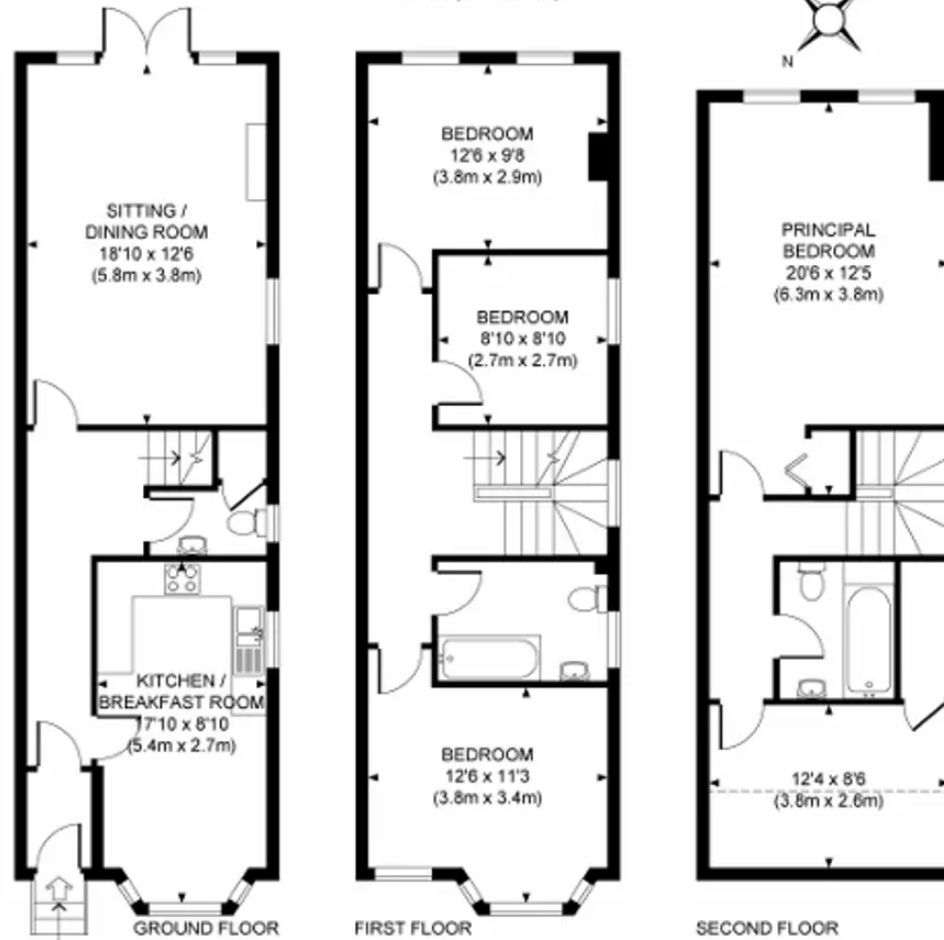


Haywards Road is a mature and established residential road running between South Road and Ashenground Road just to the south of the main town centre. The property is ideally placed within a short stroll of the main shopping areas of South Road, The Orchards and the numerous restaurants, cafes and bars in the Broadway. Other nearby facilities includes Victoria Park and Ashenground Woods with its endless walks. The railway station is just under a mile distant on foot and provides fast commuter links to London, Gatwick and Brighton. The property is within walking distance of several primary schools and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The area is also well served by some excellent independent schools including Great Walstead, Ardingly College, Cumnor House and Burgess Hill Girls. The town has numerous leisure groups, sports clubs and a leisure centre. The property is within a short drive of several beauty spots including the South Downs National Park and both Chailey and Ditchling Common Nature Reserves. By road, access to major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney or Warninglid.

Distances in miles: Primary Schools: St Wilfrid's (0.9); St Joseph's RC (0.7); Bolnore Village (0.9 via Ashenground Woods); Warden Park Primary Academy (0.8) **Secondary Schools:** Warden Park Secondary Academy in Cuckfield (1.8 miles) Oathall Community College in Lindfield (1.0) St Paul's RC in Burgess Hill (4.0) **Station: Haywards Heath mainline railway station** (1 mile) 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
1543 sq ft / 143.3 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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