



54 New England Road, Haywards Heath, West Sussex RH16 3LD

PRICE ... £425,000 ... FREEHOLD







A 3 bedroom semi-detached Victorian house occupying an enormous south facing plot with great potential for extending and modernisation, situated just to the east of the town centre within a short walk of the shops and just a 0.9 mile walk to the railway station.

- For sale with no onward chain
- 100' x 34' south facing rear garden with 2 apple trees bearing both eating and cooking apples
- South/west facing courtyard adjoining house
- Driveway and garage alongside
- Great potential for extending STPP
- Possibility to build a house alongside STPP
- Would suit those looking for a project and a long-term family home
- Owned by the same family since the late 1950s
- Lounge, dining room, kitchen, utility, shower room
- 3 bedrooms (3rd room in converted loft space) and family bathroom
- Easy walk to railway station and shops
- Close to several good schools
- EPC rating: E - Council Tax Band: C





The property is situated on the southern side of New England Road on the east side of town and is ideally placed within a short walk of local shops in nearby America Lane, several primary schools, Oathall Community College with its farm, the railway station and Lindfield's picturesque village High Street via the Scrase Valley Nature Reserve. The town centre is within 0.5 miles where there is an extensive range of shops and stores whilst the Broadway is a little further on where there are several restaurants, cafes and bars. The town has a leisure centre, 6th form college, numerous sports clubs and leisure groups and had several large open spaces including both Victoria and Clair Parks, Ashenground Woods, Scrase Valley Nature Reserve and Lindfield Common. The railway station is 0.9 miles on foot via Clair Park. A bus service runs along the road linking with all the towns facilities, hospital and neighbouring districts. By road access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

**Distances: (in miles approx) :-**

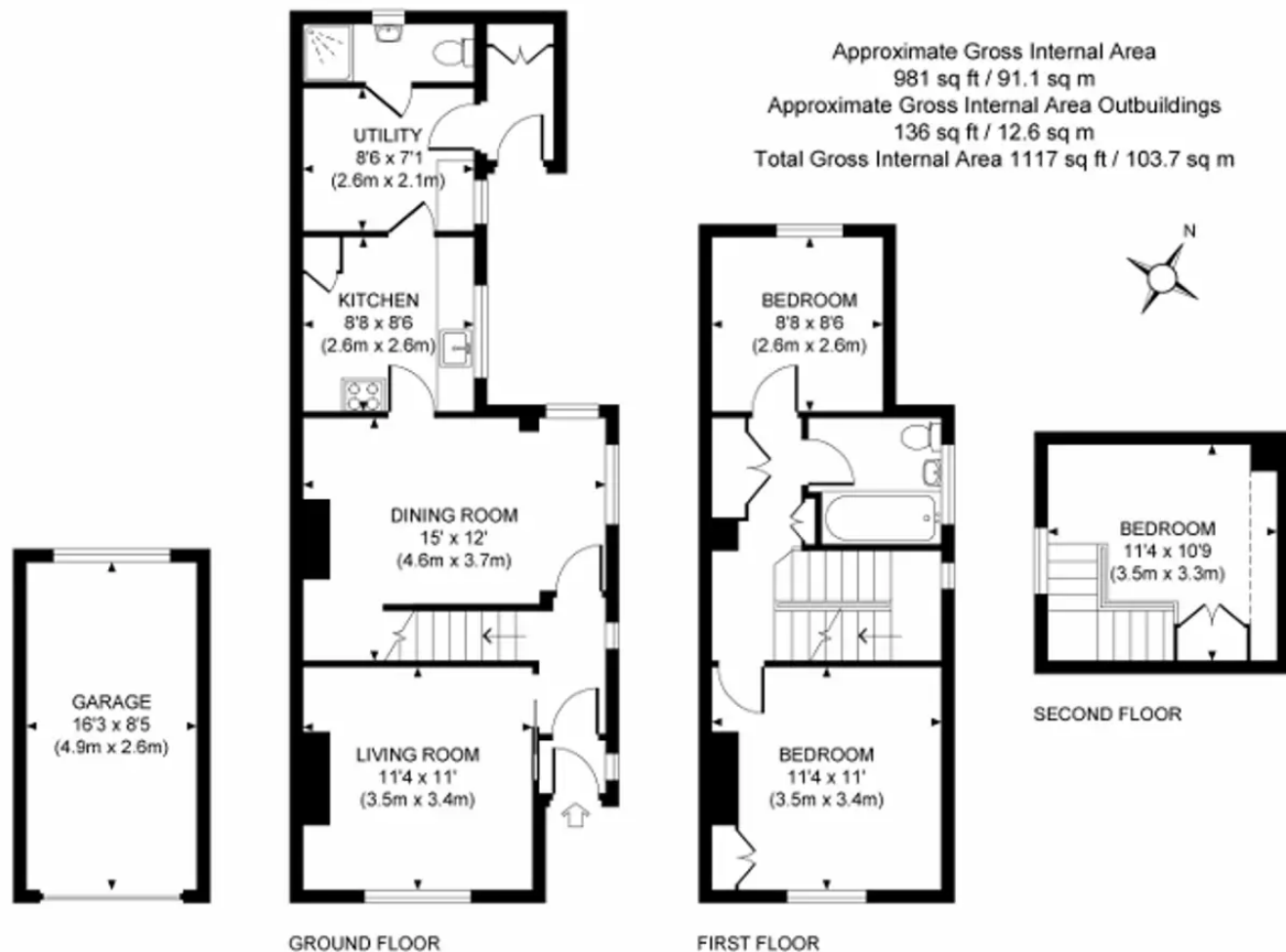
Railway station 0.9 – providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)

**Primary Schools:** Warden Park Primary Academy 150 yards, St Wilfrid's 0.6, St Joseph's 500 yards

**Secondary Schools & Colleges:** Oathall Community College 0.7, Warden Park Secondary Academy 1.7, 6th Form College 1.1

A23 Bolney 6, Brighton Seafront 14, Gatwick Airport 15





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

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