



23 Gordon Road, Haywards Heath, West Sussex RH16 1EL

£550,000

FREEHOLD



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A 3 bedroom semi-detached Victorian house with a 90' x 20' rear garden with studio situated in this established road within 400 yards of the railway station and walking distance of several schools.

- Character home in prime location near railway station
- 500 yard walk of Sainsbury's & Waitrose
- Timber garden studio ideal as home office
- Private driveway with parking space
- Lounge and separate dining room
- Spacious kitchen/breakfast room with doors to garden
- Main bedroom with en-suite shower cubicle
- 2 further bedrooms & modern white bathroom
- Close to Blackthorns Primary School & Oathall Community College
- Easy walk to the leisure centre and 6th form college
- Potential to extend STPP
- EPC Rating: C - Council Tax Band: D





The property is located in this established residential road surrounded by properties of varying style and size. Gordon Road is located off Queens Road, just to the north/east of the main railway station entrance and is ideally placed for commuters. There are numerous shops and food outlets close by including a large Sainsbury's Superstore and a Waitrose store with café and wine bar adjoining the railway station. There is also a leisure centre. The railway station provides fast commuter links to London, Gatwick Airport and the south coast. The town centre is approximately 0.75 miles to the south 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 and within 0.6 miles of Oathall Community College (secondary school) in neighbouring Lindfield with its. By road, access to the major surrounding areas can be gained via the Balcome Road, the A272 and the A/M23, the latter lying about 5 miles to the west at Bolney or Warminglid or 8 miles to the north at Junction 10a (Maidenbower).

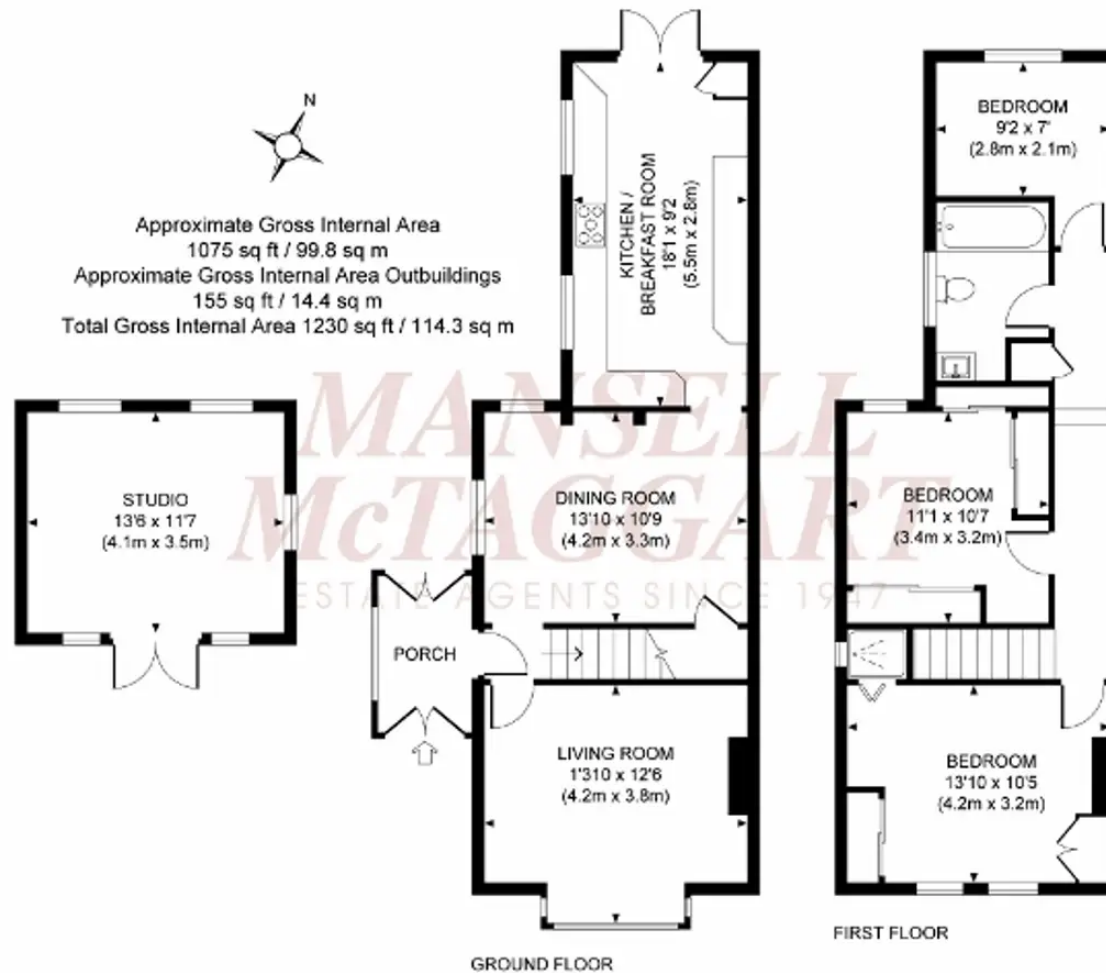
#### **Distances in approximate miles**

**Schools:** Harlands (0.6), Blackthorns (0.7), Lindfield (0.8), St Joseph's RC (0.8), Oathall Community College (0.6), Warden Park Secondary Academy (2.2)

**Railway Station:** Haywards Heath (500 yards) to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).







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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