



33 Vale Road, Haywards Heath, West Sussex RH16 4JD

PRICE ... £389,950 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A versatile 2/3 bedroom, 2/3 reception room semi-detached chalet style bungalow with a long private driveway, garage and a 49' x 24' south/east facing rear garden situated on the south side of town offering tremendous potential for extending (STPP).

- Great potential for an extension (STPP)
- Immaculate and neutral decor throughout
- Spacious kitchen/breakfast room
- Conservatory
- 2 ground floor bed/living rooms
- Modern bathroom
- First floor bedroom & storeroom (potential bathroom/bedroom 4)
- Double glazed windows
- Gas heating to radiators
- Long private driveway for 4 cars
- 17' x 11' detached garage with electric door
- 49' x 24' enclosed south/east facing rear garden
- For sale with no onward chain
- EPC rating: D - Council Tax Band: D

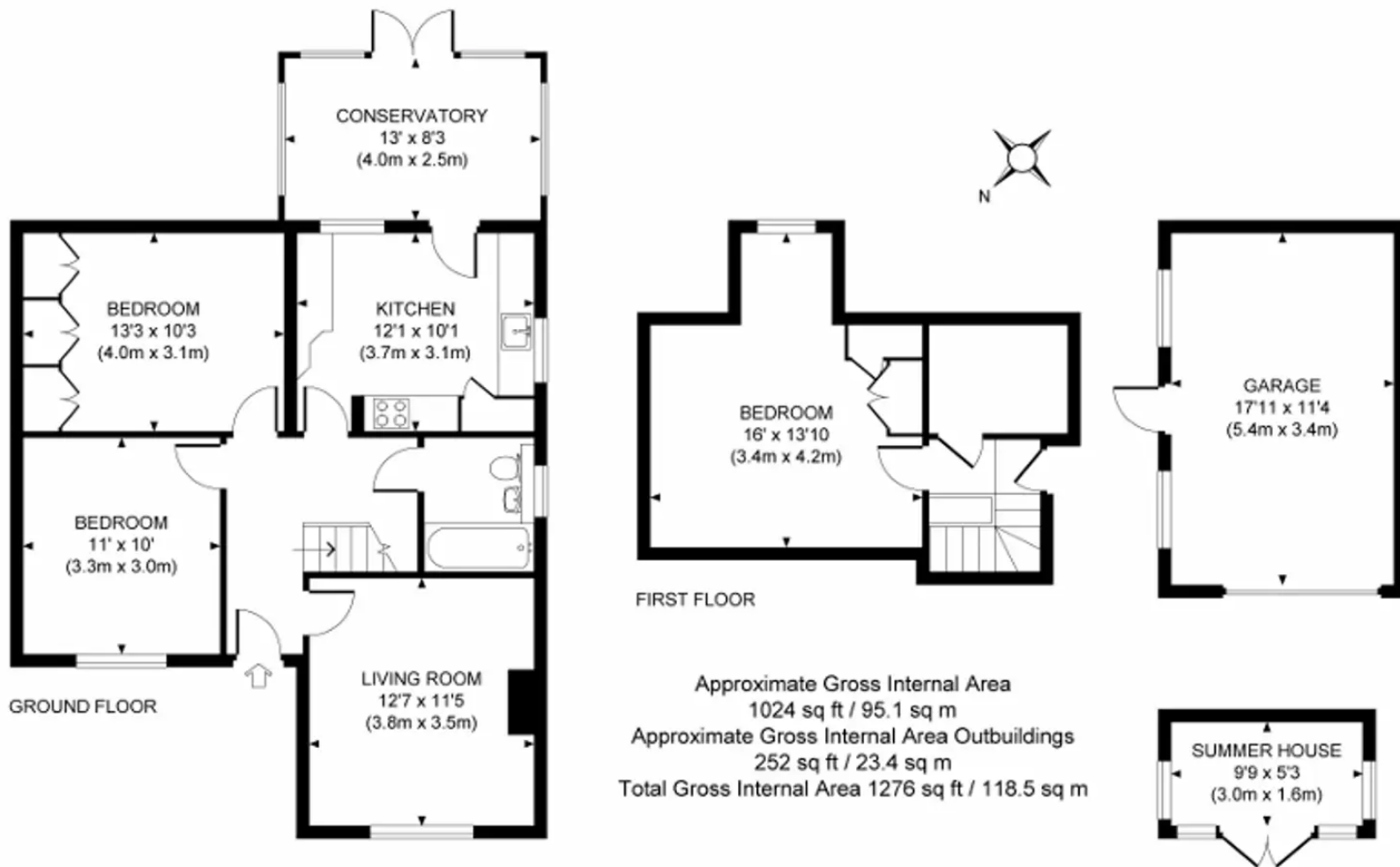


Vale Road runs south from Ashenground Road through to Sheppeys on the town's southern side within an easy walk of the town centre and the Sainsbury's Local Store on Wivelsfield Road. A regular bus service runs along the road linking with the town centre, railway station, hospital and neighbouring districts. The town centre is within 0.75 miles 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 including St Wilfrid's, St Joseph's and Warden Park Academy. 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. There is also a 6th form college not far from the railway station. The station can be swiftly accessed on foot via Victoria Park and is under 1.2 miles distant.

Distances in miles: Town centre shops (South Road) 0.5, Railway station: 1.2 Princess Royal Hospital 0.8, Schools: (primary) St Joseph's 0.6, St Wilfrids 0.8, Warden Park 0.8 (secondary) Oathall 1.5, Warden Park 2.3





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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.