



4 Primrose Way, Haywards Heath, West Sussex RH17 7GD

GUIDE PRICE ... £475,000-£500,000



**MANSELL  
McTAGGART**  
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An impressive much larger than average (1100 ft.<sup>2</sup>) 3 bedroom house in this exclusive cul-de-sac of just a handful of beautifully built houses on the town's semi-rural outskirts within a short walk of the Snowdrop Inn, a local shop and a good primary school. **OFFERED FOR SALE WITH NO CHAIN**

- Built by Concept Developments in 2020
- Small exclusive (non-estate) development of just 7 homes
- Much higher specification than other new homes
- Carport and additional parking space behind
- 31' x 18' fully enclosed rear garden
- Beautiful fully equipped kitchen with stone worktops and Siemens appliances
- Large living room with doors out to rear garden
- Very large master bedroom with en-suite shower room
- Close to open countryside, a local pub, Tesco Express and Northlands Wood Primary School
- Within easy reach of Lindfield's picturesque village High Street
- For sale with immediate vacant possession
- EPC rating: B - Council Tax Band: D
- Private estate charge: £860 per property per annum paid monthly

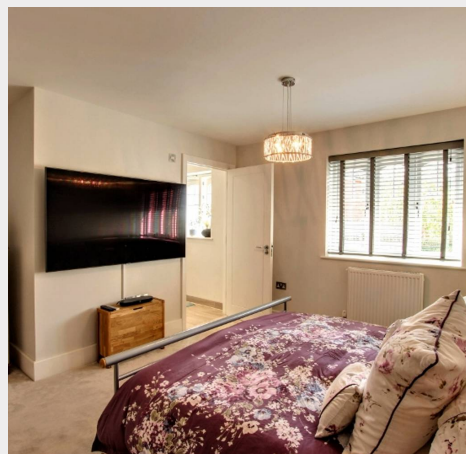




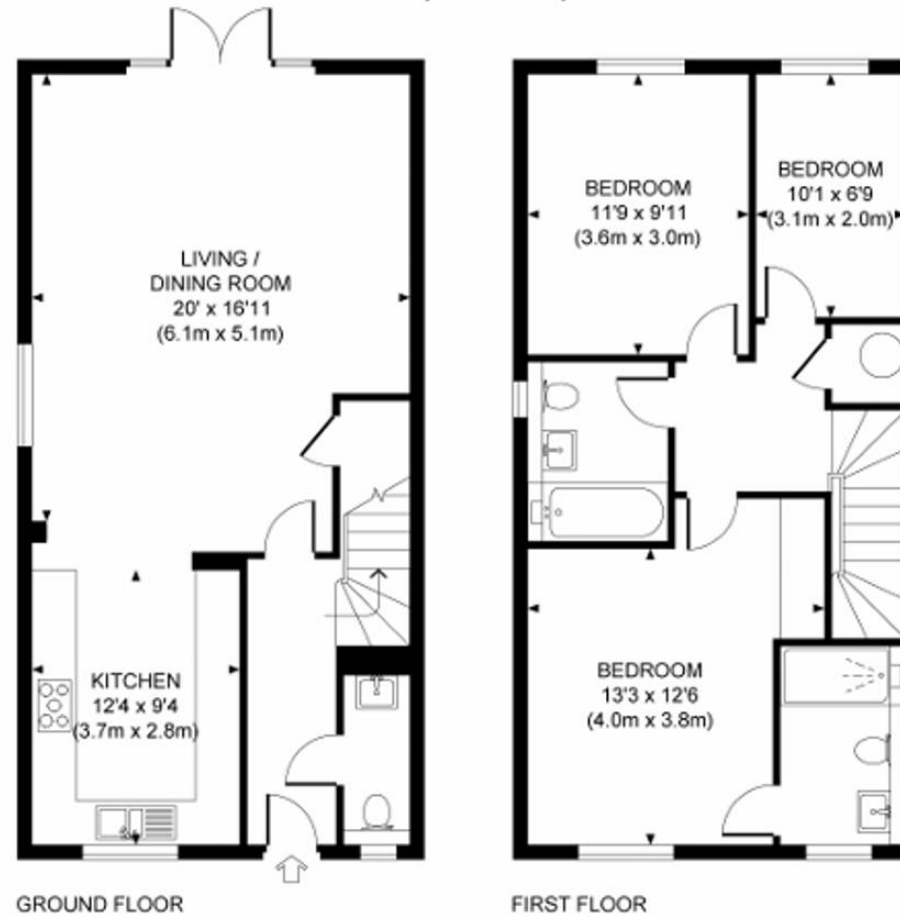
Primrose Way is located off Oldfield Drive which in turn is located off the eastern end of Lewes Road on the semi-rural outskirts of town close to countryside and within a 5-10 mins walk of the Snowdrop Inn pub & restaurant. An alleyway from Snowdrop Lane gives access through to Marlow Drive and the popular Northlands Wood area where there is an excellent primary school, medical surgery, pharmacy and Tesco Express for basic daily needs. The Princess Royal Hospital is 1 mile to the west and the town centre is a little further on with the railway station being 2 miles. There are numerous country lanes and footpaths providing some pleasant country walks linking with the neighbouring districts of Scaynes Hill and Lindfield with its picturesque village High Street, traditional range of shops, duck pond and large common which hosts several events throughout the year. The town centre has an extensive range of shops, supermarkets, restaurants, cafés and bars and good schools are represented locally and the town also has a 6th form college and leisure centre. By road, access to the major surrounding areas can be swiftly gained via Lewes Road (A272) and A/M23 which lies just over 7 miles to the west at Bolney.

#### **Distances (in miles on foot/car/rail)**

Northlands Wood primary School 0.6, Northlands Wood surgery & Tesco Express 0.6, Princess Royal Hospital 1.0, Town centre 1.4, Lindfield Village High Street 1.6, Railway station 2.0 (London Bridge/Victoria 45 mins, Gatwick Airport (15 mins) and the south coast (Brighton 20 mins), A23 Bolney 7.2



Approximate Gross Internal Area  
1100 sq ft / 102.2 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.

## Mansell McTaggart Haywards Heath

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