



**3 Lowfield Road, Haywards Heath, West Sussex RH16 4DW**

**GUIDE PRICE ... £440,000 ... FREEHOLD**



**MANSELL  
McTAGGART**  
Trusted since 1947



A 4 bedroom semi-detached character home which has been significantly extended and improved by the present owners during their 32 years in residence, with an 80' rear garden situated in a cul-de-sac on the southern edge of town close to local shops, St Wilfrid's Primary School, hospital and just 1.1 miles on foot to the railway station.

- Very well presented family home
- Fabulous open plan ground floor space
- Modern refitted Wren kitchen in 2019
- Huge conservatory with glass roof opening onto garden
- Sitting room with bay window and wood burning stove
- Main bedroom with extensive range of wardrobes
- 3 further small double size bedrooms
- Refitted bathroom and separate shower
- Private driveway parking and front garden
- 80' x 18' fully enclosed rear garden with summer house
- 5 minute walk to the Princess Royal Hospital & St Wilfrid's Primary School
- 1.1 mile walk to the railway station
- Oathall Community College catchment area
- For sale with no onward chain
- EPC: D – Council Tax Band: C

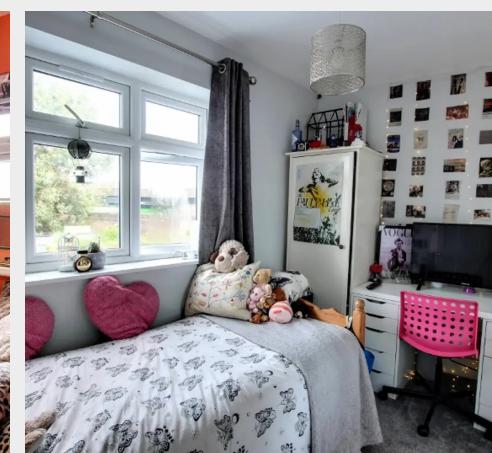
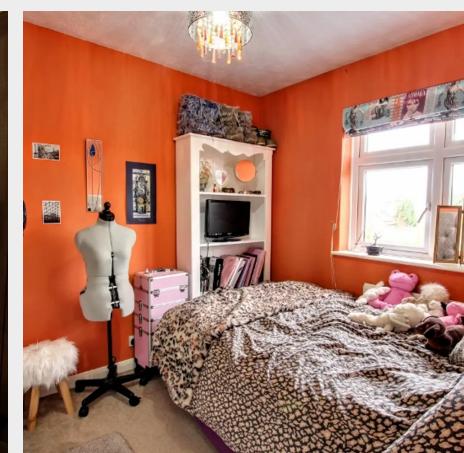


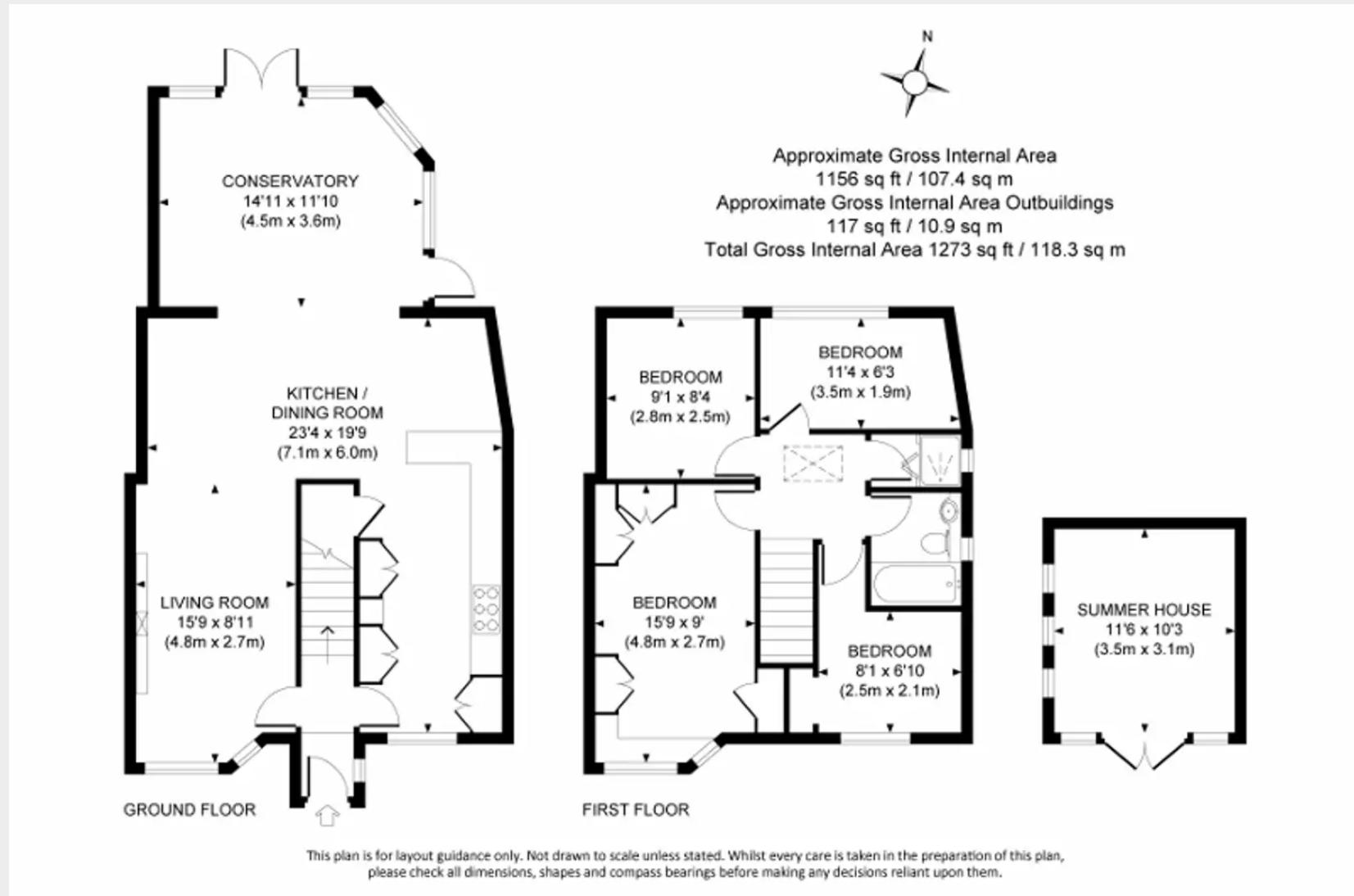
Lowfield Road is a cul-de-sac which runs off Franklyn Road just south of the Coop/Texaco petrol station. This established part of town is located just to the south/east of the town centre between the main shopping areas and the hospital, with a regular bus service running from Franklyn Road linking the station and neighbouring districts. Within a 5/10 minute walk you have the main shopping areas of South Road, the Princess Royal Hospital, Birch Hotel and St Wilfrid's Primary School.

Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.3 miles). The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs, 6th form college and a leisure centre. The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and wine bar and there is a Sainsbury's Superstore just a little further on under the railway bridge. By road access to the major surrounding areas can be gained via the B 2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

#### **Distances (in approximate miles on foot/train/car)**

Schools: St Wilfrid's Primary (0.3), St Joseph's RC Primary (0.6), Northlands Wood Primary (0.85), Warden Park Primary Academy (0.6), Warden Park Secondary Academy (2.1), Oathall Community College (1.3), Haywards Heath Railway Station (1.1), Waitrose (1.1), Sainsbury's Superstore (1.15), Gatwick Airport (14), Brighton seafront (14), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north





## Mansell McTaggart Haywards Heath

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