



Worcester, College Road, Haywards Heath, West Sussex RH16 1QP

GUIDE PRICE ... £600,000 ... FREEHOLD

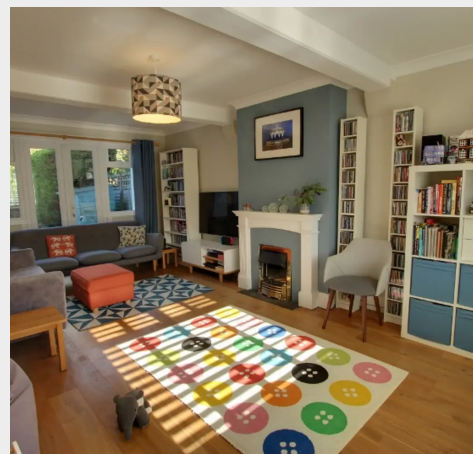


**MANSELL  
McTAGGART**  
Trusted since 1947



An extended 1930's semi-detached house with 3 bedrooms and office/nursery which has been significantly improved and is now presented in immaculate order throughout being ideally placed within a 5–10 minute walk of the railway station, excellent schools and with the added benefit of plenty of driveway parking and a 50' x 28' rear garden.

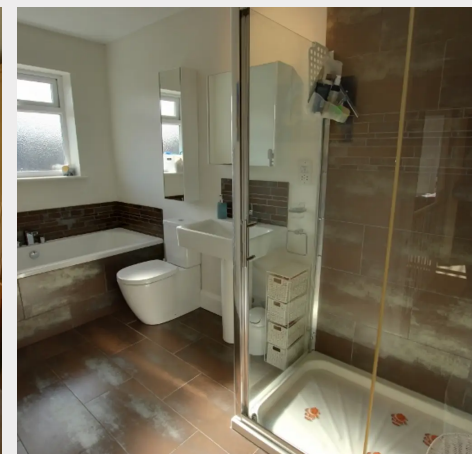
- Extended and immaculate versatile home
- Prime location near the railway station
- Easy walk to several excellent schools
- Fabulous family sized kitchen/breakfast room with Corian worktops and bi-folding doors out to the garden
- Double aspect sitting room and study
- 3 first floor bedrooms, office/nursery & bathroom
- Driveway parking for 5–6 cars (7.2KW fast charging electric car point)
- Great potential for loft conversion STPP
- 13 solar panels producing 3.6 kW
- Internal viewing highly recommended
- EPC rating: B - Council Tax Band: E

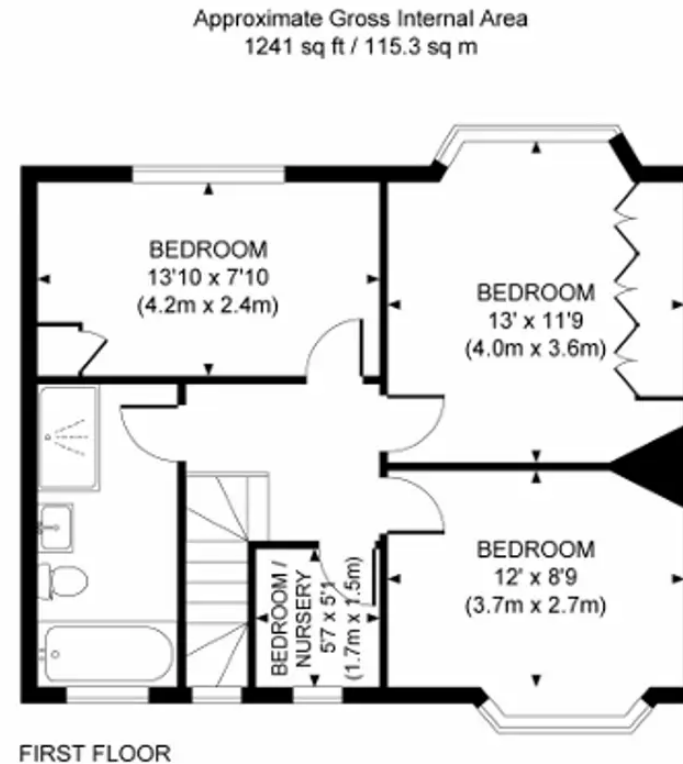
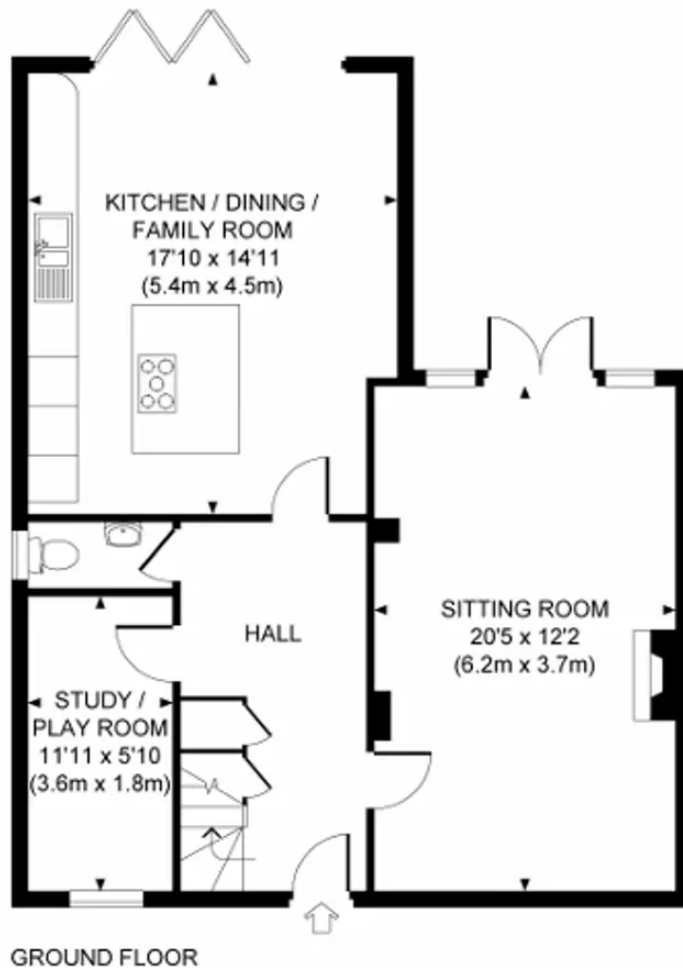


College Road runs between the Balcombe Road and Gander Hill on the north east side of town. The railway station is within a 5-10 minute walk and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). The property is also conveniently placed within a short walk of numerous shops including Sainsburys and Waitrose, several food outlets, the leisure centre, golf club, several schools, a couple of pub/restaurants and countryside. A bus service runs along College Road linking with the town centre, the hospital and the neighbouring districts. Lindfield's picturesque High Street is a 20 minute walk. By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, the A272 and the A/M23. The latter lying either 5 miles to the west at Warninglid or 8 miles to the north at Maidenbower (Junction 10a). There are several parks nearby and the surrounding area has some stunning beauty spots including Ardingly Reservoir with its water sports facilities, the Ashdown Forest, both Ditchling and Chailey Common Nature Reserves and the South Downs National Park.

**Distances in miles on foot (approx)**

Blackthorns Primary (0.9), Lindfield Primary (0.9), Harlands Primary (0.45), 6th Form College (0.6), St Joseph's RC Primary (0.9), Warden Park Primary Academy (0.9), Oathall Community College in Lindfield (0.8), Warden Park Secondary Academy in Cuckfield (1.5), Haywards Heath railway station (0.3)





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

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