



## 1 Clifton Cottages, Petlands Gardens, Haywards Heath, West Sussex RH16 4DL

GUIDE PRICE ... £475,000 - £500,000 ... FREEHOLD



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McTAGGART**  
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An imaginatively extended and beautifully updated 3 double bedroom Victorian semi-detached character cottage with a sunny south facing rear garden, parking and integral garage tucked away in this quiet cul-de-sac on the southern side of town, within walking distance of the hospital, St Wilfrid's primary school, town centre and just a 1.1 mile walk to the railway station.

- Wonderful character home with a modern twist
- Extended and refurbished in recent years by current owner
- Peaceful cul-de-sac just south of town centre
- Easy walk to hospital & railway station
- 5 minute walk to St Wilfrid's Primary School
- Fabulous open plan kitchen/living area with bi-folding doors out to rear garden
- Separate living room with wood burning stove
- Two tiered 40' x 28' south facing rear garden
- 3 generous bedrooms and spacious bathroom
- Integral garage could be converted STPP
- EPC rating: C - Council Tax Band: C

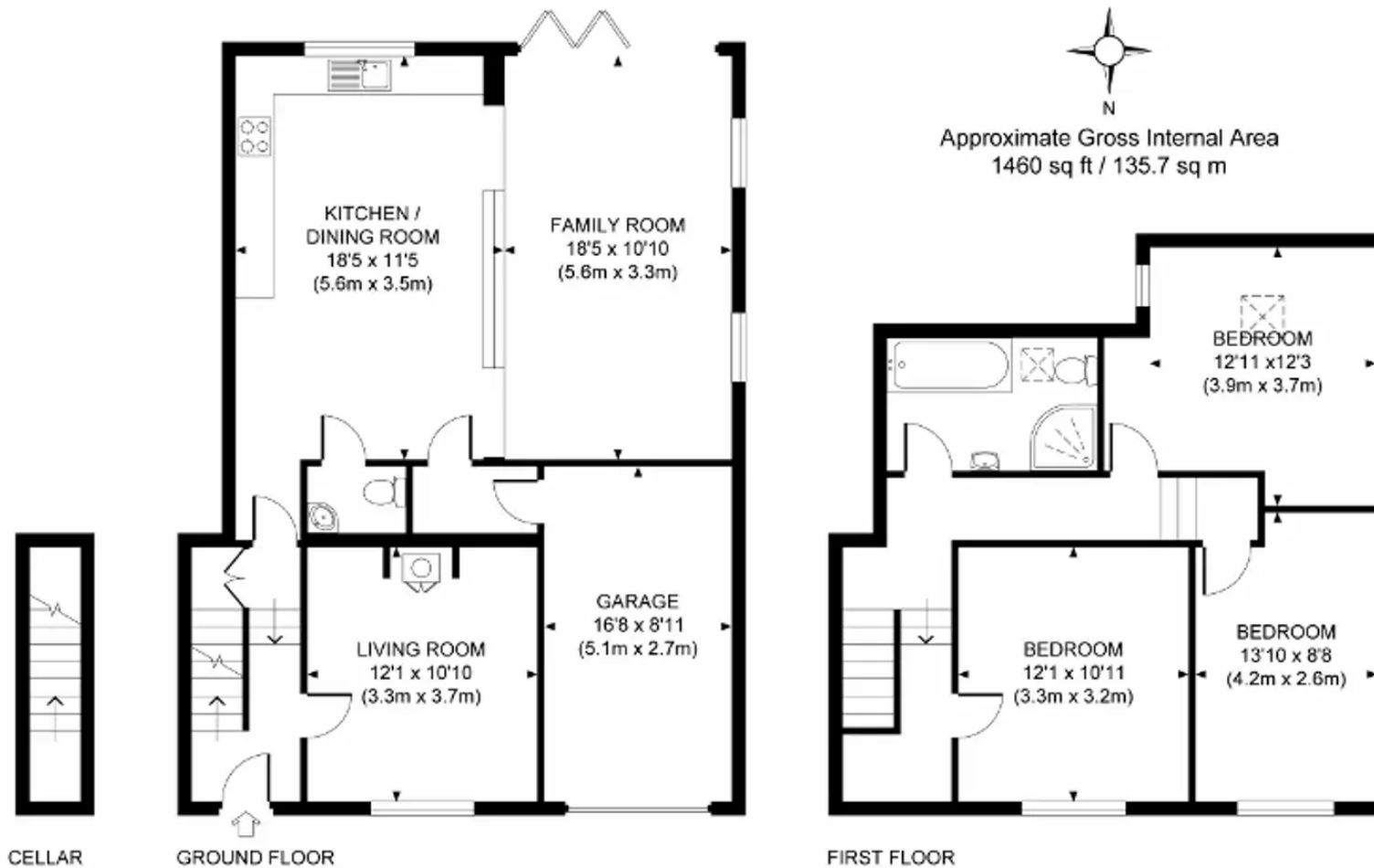


The property is located off Franklynn Road in this established part of town just to the south/east of the town centre between the main shopping areas and the hospital, with a regular bus service running from Franklynn Road linking the station and neighbouring districts. Local facilities include a Coop store and late night petrol station within 150 yards and within a short walk is 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 (1.2 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 state of the art leisure centre. The railway station is within 1.1 miles and 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)**

St Wilfrid's Primary (0.5) St Joseph's RC Primary (0.4) Northlands Wood Primary (0.9) Warden Park Primary Academy (0.5) Warden Park Secondary Academy (2.0) Oathall Community College (1.2) Haywards Heath Railway Station (1.1) Waitrose (1.1) Sainsbury's Superstore (1.2) Gatwick Airport (14.1) Brighton seafront (13.7) A23 6 miles at Bolney M23 at Maidenbower (Junction 10a) 10 miles to the north





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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