



1 Cheney Crescent, Haywards Heath, West Sussex RH16 4UE

GUIDE PRICE .. £600,000-£650,000 .. FREEHOLD





A 5 double bedroom, 3 bathroom, 4 storey town house of approx. 2250 sq ft/209 sq m which has been the subject of significant enlargement and improvement by the owners in recent years to create a truly fabulous and versatile family home to suit modern day living with the advantage of an integral garage and a level corner plot within this popular development on the town's southern edge near the hospital.

- Versatile family home of approx 2250 ft.²
- Bought new in 2012 from Crest Nicholson
- Attic conversion & part garage conversion in 2020
- Private driveway and integral single garage
- 36' x 20' fully enclosed garden with Astroturf
- Lower ground floor recreation/playroom/office
- Garden level: family size kitchen, utility room, cloakroom, living room
- 1st: guest bedroom with en-suite shower room, 3 further bedrooms & bathroom
- 2nd: Master bedroom with distant views, beautiful bathroom with separate shower & dressing room
- Easy walk to hospital and town centre
- Bus service to several secondary schools
- New primary school to be built close by soon
- EPC rating: C – Council Tax Band: E

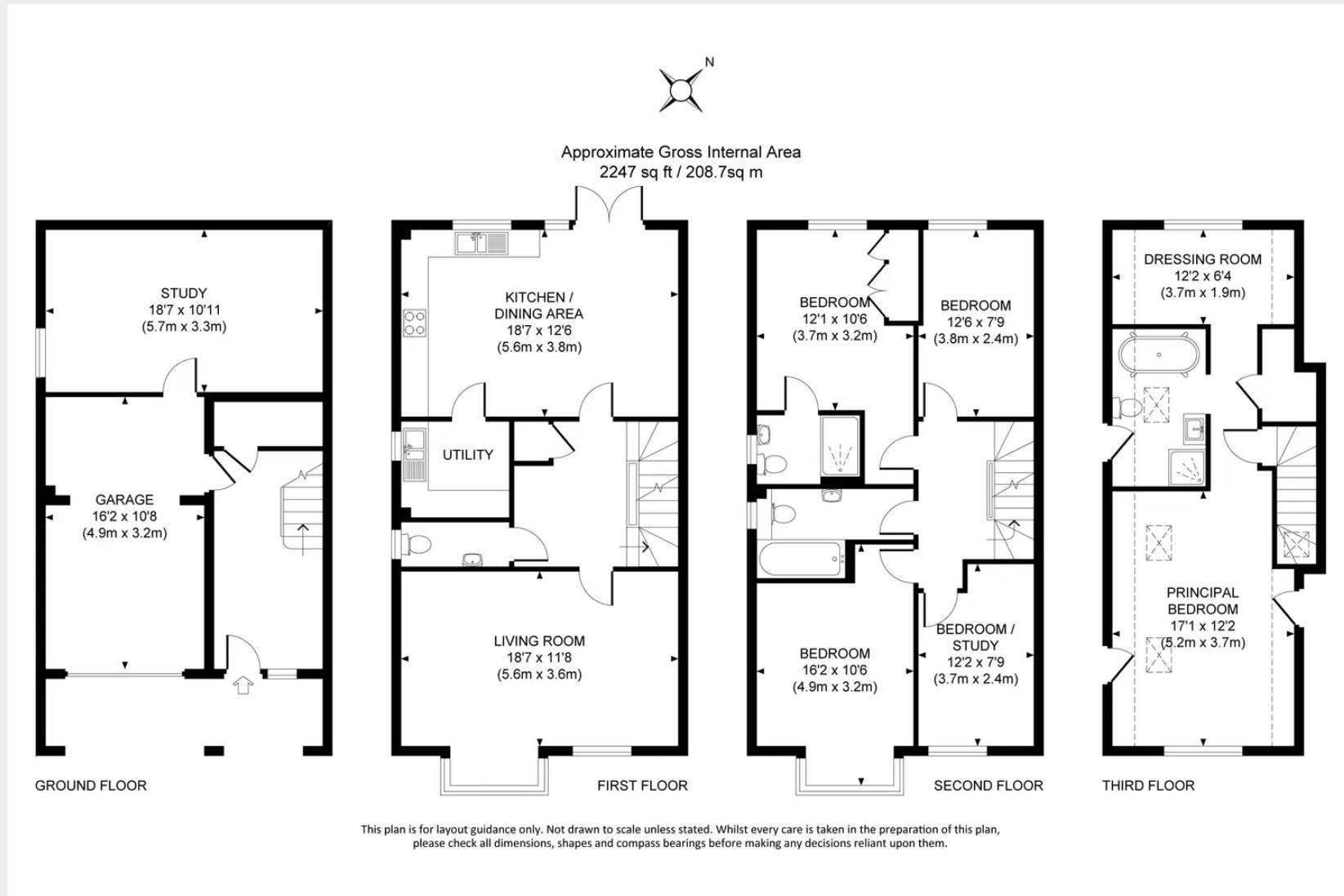
Cheney Crescent is off Bowden Way and forms part of the St Francis Park Development which can be accessed off the Rocky Lane/Foxhill/Wivelsfield Road roundabout on the southern side of town. The property is within a short walk of the new Sainsbury's Local store, the hospital and countryside. Several primary schools are also within walking distance and children from this side of town can catch the bus to Warden Park Secondary Academy School in neighbouring Cuckfield, Oathall Community College in Lindfield and Chailey Secondary School. A new primary school is to be built off Hurstwood Lane soon. A regular bus service runs close by linking with the town centre, railway station, neighbouring districts and Brighton. The town has an extensive range of shops, stores, restaurants, cafes and bars, state of the art leisure centre and 6th form college. By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6 miles to the west at Bolney or Warninglid. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

Distances in approximate miles on foot/car/train

Schools: St Wilfrids Primary (0.65), St Joseph's RC Primary (0.85), Northlands Wood (0.85), Warden Park Primary Academy (0.95), Oathall Community College (1.5), Warden Park Secondary Academy in Cuckfield (2.5) (Children catch a school bus from Wivelsfield Road)

Station: Haywards Heath mainline railway station (1.5 miles) offering fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)





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