



80 Wivelsfield Road, Haywards Heath, West Sussex RH16 4RG

Guide Price £400,000

GUIDE PRICE ... £400,000 ... FREEHOLD



**MANSSELL
McTAGGART**
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A spacious 3 bedroom* Edwardian semi-detached house in need of complete modernisation and some reconfiguration offering tremendous potential for an extension and/or loft conversion STPP, situated on the town's southern edge within walking distance of the town centre, local shops, hospital and several good schools. For sale by the executors with no onward chain.

- Character home in need of modernisation
- Plenty of driveway parking
- Front and 38' (min) x 18' rear garden
- Hall & 2 separate reception rooms
- Kitchen with pantry
- 3 bedrooms & 1st floor bathroom
- * 3rd bedroom currently arranged as a 2nd kitchen
- Double glazed windows
- Electric storage heating
- Enormous attic space with great potential for 2 further bedrooms if required
- 5-10 mins walk to Sainsbury's local & hospital
- Walking distance of several primary schools
- Warden Park Secondary Academy catchment
- For sale with immediate vacant possession
- EPC rating: F - Council Tax Band: D



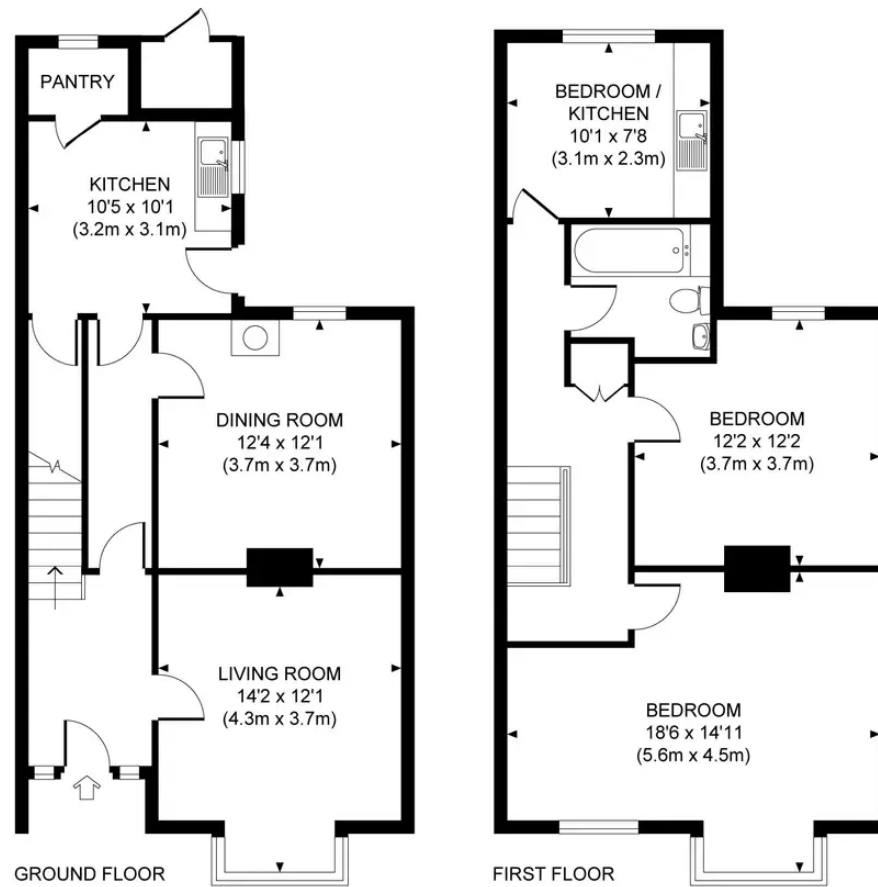
The property is situated off the roundabout on the corner of Wivelsfield Road and Rocky Lane on the town's southern edge. Rocky Lane provides a swift access around the town relief road giving access to the areas to the east and west including the A23 at Bolney. There is a Sainsbury's local store within a 5 minute walk and the Princess Royal Hospital is approximately 10 minutes on foot. The town centre is a little further where there is an extensive range of shops and stores and the railway station is about 25-30 mins walk. Children from this side of town can walk to several primary schools and fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield for which they catch a bus from just around the corner. The town has a leisure centre and 6th form college, is surrounded by countryside and has several large open parks.

Distances (in approximate miles)

Princess Royal Hospital (0.5), Haywards Heath Railway Station (1.3) fast commuter services to London Bridge/Victoria (47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins) Schools St Wilfrid's Primary School (0.65), St Joseph's RC School (0.6), Warden Park Primary Academy (0.7), Oathall Community College (1.35), Warden Park Secondary Academy (2.5)



Approximate Gross Internal Area
1175 sq ft / 109.2 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.

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