



## 2 Woodridge Close, Haywards Heath, West Sussex RH16 3EP

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



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McTAGGART**  
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A 4 double bedroom detached house with a double length garage occupying a corner plot near the hospital, which has been owned by the same family since it was built in 1976 offering tremendous potential for an extension STPP

- Family home in prime residential area
- Elevated position with wonderful views
- Close to the Princess Royal Hospital & Northlands Wood Primary School
- Easy walk to local shops & town centre
- Great potential for extending/garage conversion (STPP)
- Double aspect living room with fireplace
- Dining room, kitchen, cloak/shower room
- 4 double size bedrooms and family bathroom
- 46' deep x 41' wide (average) rear garden
- Double length garage and ample private driveway parking
- EPC rating: D - Council Tax Band: F



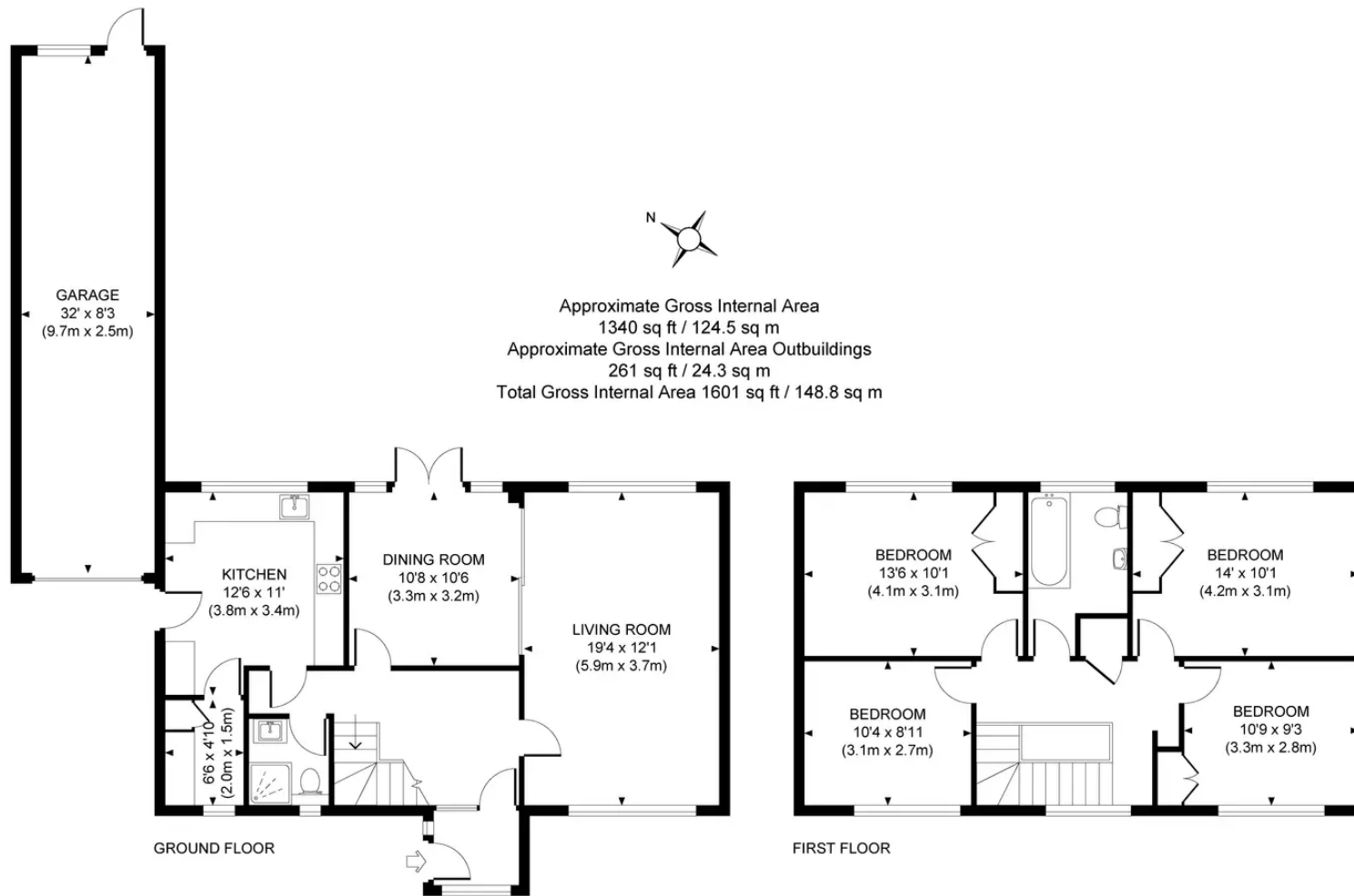


Woodridge Close is a short cul-de-sac located off Frankton Avenue which, in turn, is located on the south eastern side of town opposite the entrance to the Princess Royal Hospital. This part of town is particularly popular with those working at the hospital and families due to its close proximity to the well regarded Northlands Wood Primary School. There are several local shops close by including the Franklands Village store, Birch petrol station with its late night shop and Tesco Express. Other nearby facilities include the Northlands Wood medical surgery and pharmacy. Several bus services run close by linking with the railway station, neighbouring districts and Brighton. The town centre is within 1 mile where there are several shops and stores whilst the Broadway is a little further on with its many restaurants, cafes and bars. The railway station is a 1.5 mile walk. Children from this side of town fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield. By road, access to the major surrounding areas including Brighton, Gatwick Airport and the M25 can be swiftly gained via the A272, the B2112 and the A/M23, the latter lying approximately 6.5 miles to the west at Bolney or Warninglid.

**Distances on foot/car/train in approximate miles:**

Princess Royal Hospital 350 yards, Northlands Wood Primary School 0.4, St Wilfrid's Primary School 0.6, Oathall Community College 1.5, Town centre 0.75, The Broadway 1.1, Railway station 1.5 (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) Brighton seafront 14 Gatwick Airport 16





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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