



3 Haywards Villas, Colwell Road, Haywards Heath, West Sussex RH16 4HS

GUIDE PRICE ... £625,000-£650,000 ... FREEHOLD



**MANSELL
McTAGGART**
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An exquisite 1920s semi-detached character home which has been extended to create a fabulous family-sized kitchen and also benefits from a garden studio. All presented for sale in immaculate order, situated on the town's southern edge close to the hospital and within walking distance of several schools, town centre and just 1.25 miles from the railway station.

- Character home in exclusive gated complex of just 14 former hospital villas
- Extended and beautifully presented throughout
- 15' x 9' garden studio/home office with WiFi
- Private driveway parking for 6 vehicles
- 42' x 32' L-shaped easy to maintain garden
- Lounge and separate dining rooms with fireplaces
- 21' x 15' family-sized kitchen/breakfast room opening onto garden
- Cloak/shower room - Separate utility room
- 3 double bedrooms and beautiful bathroom
- 400 yards to Princess Royal Hospital
- Easy reach of several good schools
- EPC rating: C - Council Tax Band: E

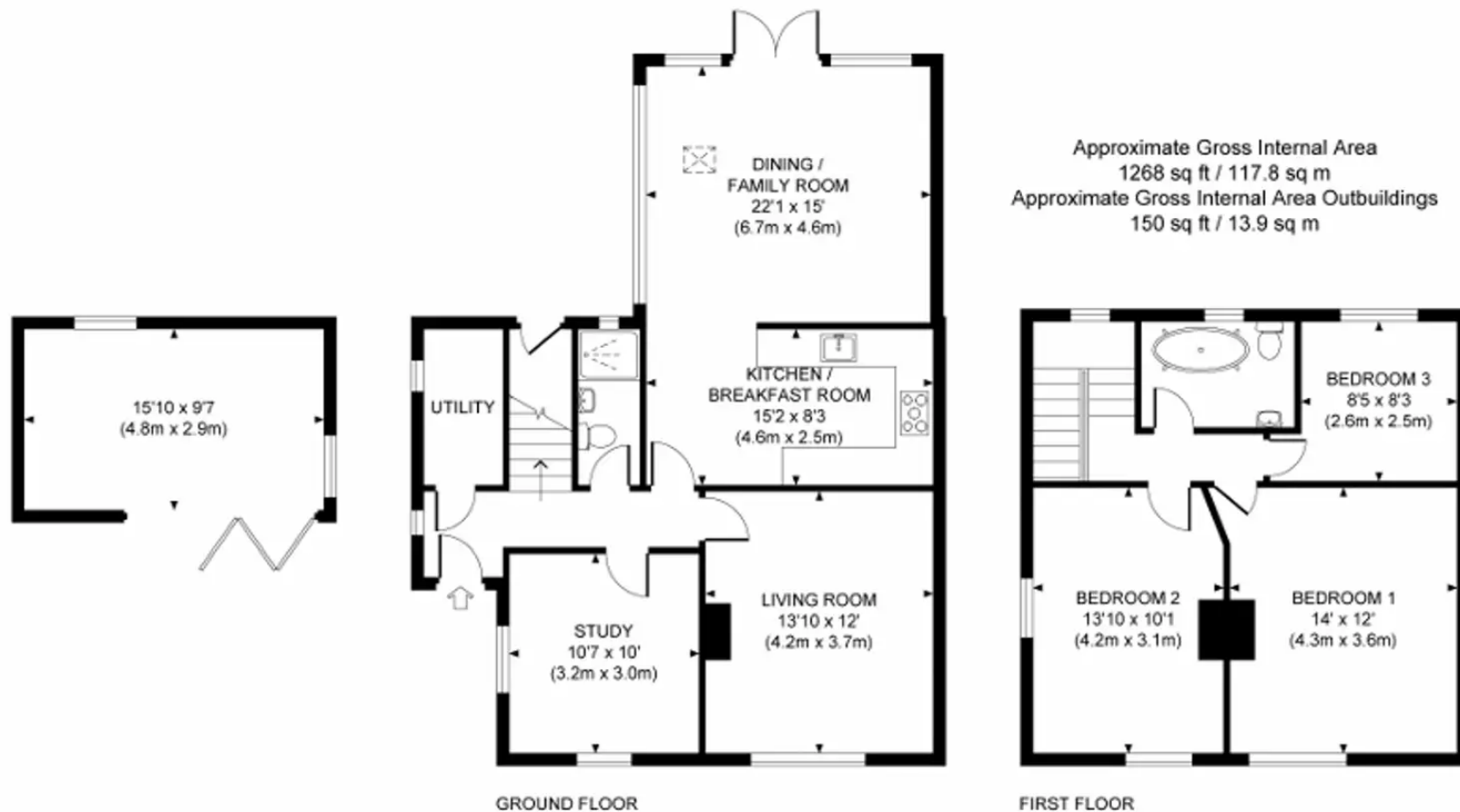


Haywards Villas is an exclusive private development made up of just 7 pairs of these attractive semi-detached homes set back behind railings and high hedges off Colwell Road on the town's southern side close to the Princess Royal Hospital (400 yards). Other nearby facilities include a Sainsbury's local store which can be swiftly accessed on foot via St Francis Close and there is a privately run 18 m indoor swimming pool behind Southdowns Park. A regular bus service runs along Colwell Road linking with the town centre and neighbouring districts. Schools are well presented in the town. Open countryside is close by and the town has numerous large parks and open spaces whilst the surrounding area has many beauty spots including both Ditchling and Chailey common nature reserves, the 180 Ardingly reservoir, Ashdown Forest and the South Downs National Park. The town centre is under a mile on foot where there is an extensive range of shops and stores whilst the fashionable Broadway is a little further on with its many restaurants, cafes and bars. The railway station is 1.5 miles distant and provides fast commuter links to London, Gatwick Airport and Brighton. By road, access to the major surrounding areas can be swiftly gained via the town's new A272 relief road and the A/M23 which lies about 6 miles to the west at Bolney.

Distances (approx in miles on foot/by car or train)

Town centre 0.8, The Broadway 1, Railway station 1.25 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins) Primary schools: St Wilfrids 0.5, Northlands Wood 0.8, St Joseph's R.C 0.8 Secondary School: Oathall Community College 1.6, Warden Park Secondary Academy 2.3, A23 at Bolney 6, Gatwick Airport 15, Brighton Seafront 14





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