



12 Chapman Way, Haywards Heath, West Sussex RH16 4UL

GUIDE PRICE ... £450,000-£475,000 ... FREEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



A deceptively spacious (1365 ft.²/127 m²) semi-detached 3 double bedroom town house with a 28' x 28' south/east facing garden in this desirable modern development on the town's southern side near the hospital with an adjacent allocated parking space and integral single garage offering great potential for conversion into another room STPP.

- Spacious semi-detached town house
- Generous room sizes with 3 double bedrooms
- Ground floor family sized kitchen/breakfast room with doors out to the 28' x 28' fully enclosed rear garden
- Spacious double aspect 1st floor living room
- Big master bedroom with dressing area and en-suite shower room
- 2 top floor bedrooms and bathroom
- Built in 2012 by Charles Church Homes
- Great leisure facilities in the grounds of Southdowns Park (Indoor pool, tennis court, bowls club & St Francis Social Club)
- EPC rating: C - Council Tax Band: E
- Annual amenity charge including reserve fund for the period: 01.01.2024-31.12.2024 - £511.25 (paid by current owner)

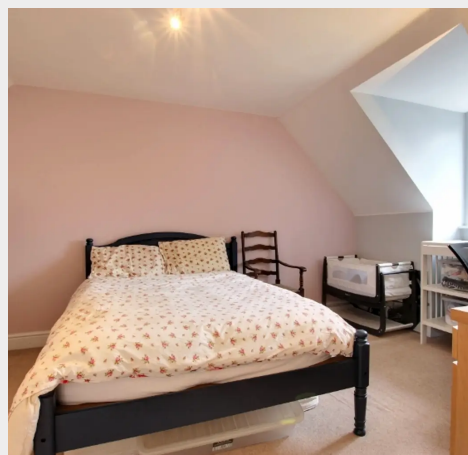


Chapman Way is a modern development situated off Colwell Road accessed through Southdowns Park on the town's southern edge and is conveniently close to the Princess Royal Hospital. The property is also ideally placed within a short walk of the Sainsbury's Local Store and the town centre which is approximately 0.65 miles distant and provides an extensive range of shops, stores, restaurants, cafes and bars. There is a privately owned 18 metre indoor swimming pool, located to the rear of the adjoining Southdowns Park, which is open to the public on a pay per visit basis. Access to the major surrounding areas can be gained via the new Haywards Heath/A272 relief road giving far swifter access out to the A/M23 in the west.

Distances on foot in approximate miles

Schools: St Wilfrid's Primary (0.5), St Joseph's RC (Primary 0.65), Northlands Wood Primary (0.75), Oathall Community College (1.2), Warden Park Secondary Academy (2.2), 6th Form College (1.25)

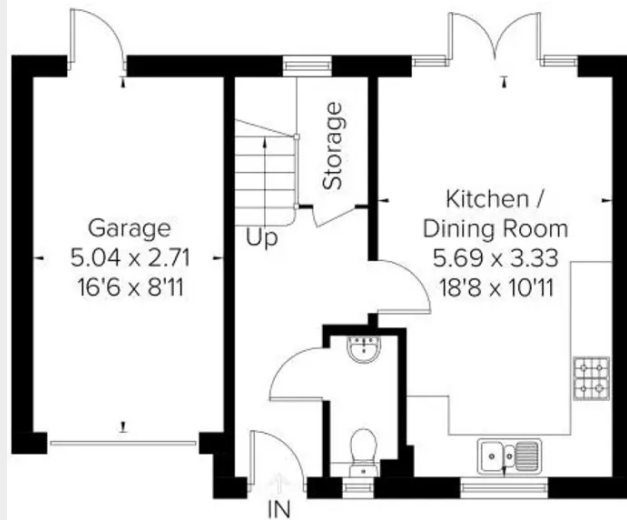
Railway Station: Haywards Heath mainline (1.5) offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



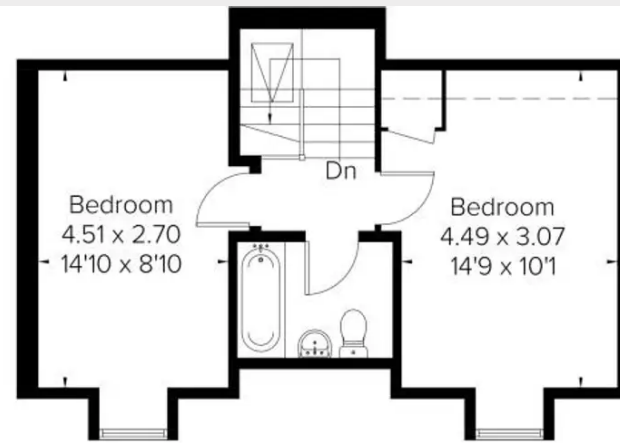
Approximate Area = 116.4 sq m / 1253 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 130.9 sq m / 1408 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



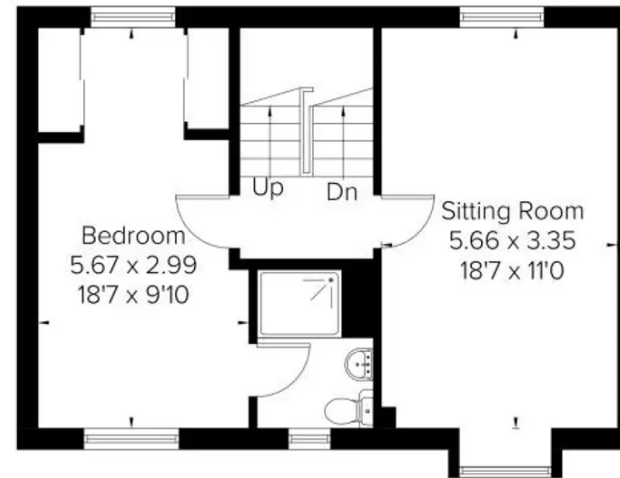
 = Reduced head height below 1.5m



Ground Floor



Second Floor



First Floor

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