



46 Edward Road, Haywards Heath, West Sussex RH16 4QH

GUIDE PRICE ... £400,000-£425,000 ... FREEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



A well presented 1930s semi-detached character house with a 90' x 20' south/west facing garden backing onto a small park situated in a quiet cul-de-sac on the south side of town within easy walking distance of the hospital, local schools and just 1.3 miles to the railway station.

- Character home in cul-de-sac
- 90' x 20' south/west facing rear garden
- Log cabin used as home office
- Planning permission for a single storey rear extension (Ref: BC/22/1337) See link attached to listing
- Tremendous potential for loft conversion STPP
- Bay fronted sitting room with fireplace
- Large open plan kitchen/dining room with doors out to the rear garden
- 2 doubles and one single bedroom
- Vendors suited – quick sale available
- EPC rating: E - Council Tax Band: D



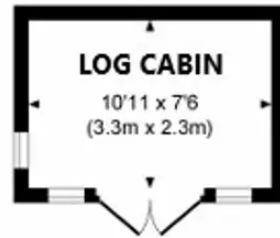
Edward Road is an established residential cul-de-sac made up of properties of similar style and age which is located on the south side of town. There is a Sainsbury's local store within a short walk (Wivelsfield Road) and other nearby facilities include the Princess Royal Hospital. The town centre is close by and provides an extensive range of shops, stores including Waitrose and Sainsbury's by the station plus numerous restaurants, cafes and bars in the Broadway. The town also has a state of the art leisure centre. By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warminglid.

Distances in approximate miles

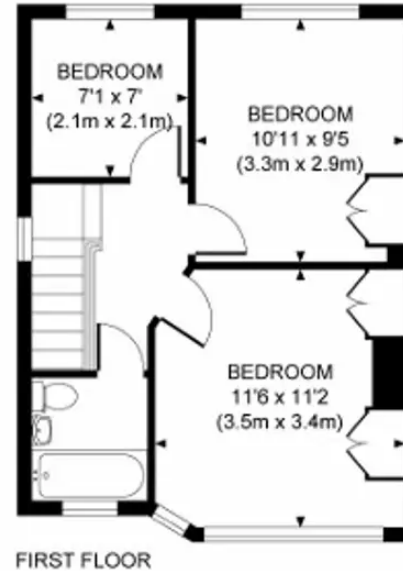
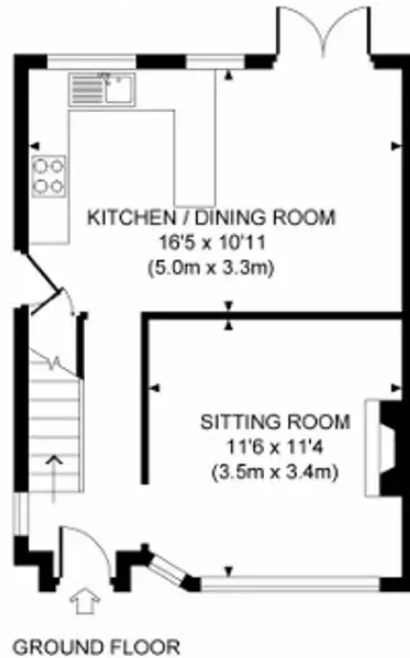
Schools: St Wilfrid's Primary (0.7 miles) St Joseph's Primary (0.85 miles) Warden Park Primary Academy (0.95 miles) Northlands Wood (0.8 miles) Warden Park Secondary Academy in Cuckfield (2.3 miles) Oathall Community College (1.3 miles)

Station: Haywards Heath mainline railway station (1.3 miles) offering fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)





Approximate Gross Internal Area
741 sq ft / 68.9 sq m
Approximate Gross Internal Area Outbuildings
81 sq ft / 7.5 sq m
Total Gross Internal Area 822 sq ft / 76.4 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.

Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.