



49 College Road, Haywards Heath, West Sussex RH16 1QR

PRICE ... £550,000 ... FREEHOLD



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A well presented 4 bedroom semi-detached Victorian house with a 70' south facing rear garden and parking for 2 cars ideally placed on the Haywards Heath/Lindfield borders within a 10 minute walk of the railway station and convenient for several excellent schools.

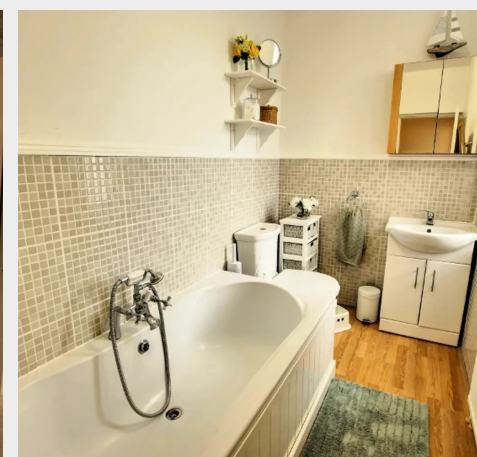
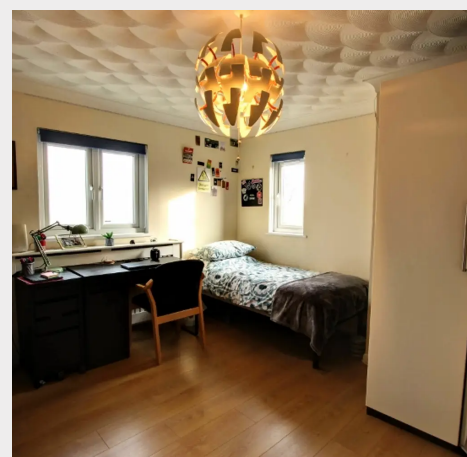
- 4 double bedroom Victorian house
- Prime location near the railway station
- Easy walk into Lindfield Village & schools
- 70' x 17' (min) fully enclosed south facing rear garden
- Private driveway and parking for 2 cars
- Family bathroom and separate shower room
- Sitting room with large bay window
- Separate dining room opening into kitchen
- Easy reach of countryside and Haywards Heath Golf Club
- Blackthorns Primary School & Oathall Community College catchment area
- Easy walk to leisure centre & 6th form college
- Viewing highly recommended
- EPC rating: C - Council Tax Band: D



College Road runs between the Balcombe Road and Gander Hill on the north side of town close to Lindfield. The railway station is within a 10-minute walk and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). The property is also conveniently placed within a short walk of numerous shops including Sainsburys and Waitrose, several food outlets, a state of the art leisure centre, a 6th form college, a golf club, several schools, a couple of pub/restaurants and countryside. A bus service runs along College Road linking with the town centre, the Hospital and the neighbouring districts. By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, the A272 and the A/M23. The latter lying either 5 miles to the west at Warringlid or 8 miles to the north at Maidenbower (Junction 10a). There are several parks nearby and the surrounding area has some stunning beauty spots including Ardingly Reservoir with its water sports facilities, the Ashdown Forest, both Ditchling and Chailey Common Nature Reserves and the South Downs National Park.

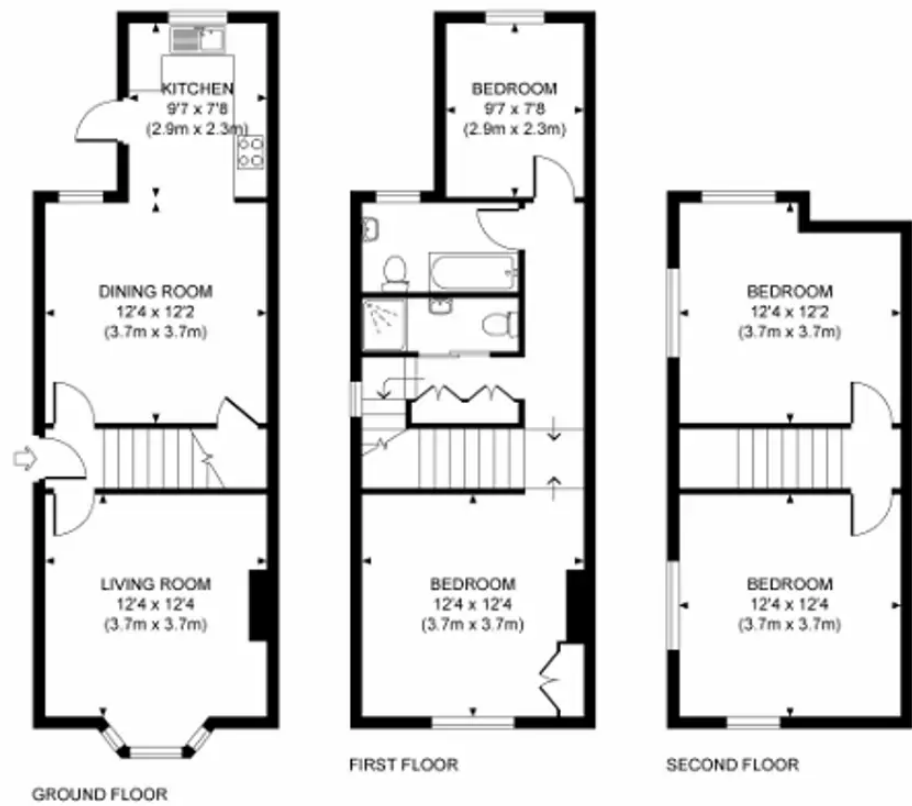
Distances in miles on foot (approx)

Blackthorns Primary (0.9), Lindfield Primary (0.9), Harlands Primary (0.5), 6th Form College (0.6) St Joseph's RC Primary (0.9), Warden Park Primary Academy (0.9), Oathall Community College in Lindfield (0.8), Warden Park Secondary Academy in Cuckfield (2.0), Haywards Heath railway station (0.4)





Approximate Gross Internal Area
1190 sq ft / 110.5 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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