



4 Funnell Drive, Haywards Heath, West Sussex, RH17 7DF

GUIDE PRICE ... £475,000-£500,000 ... FREEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



An immaculate 3/4 bedroom end of terrace town house (1181 sq ft) built by Crest Nicholson Homes in 2016, to their 'Henmead' design, with a sunny 32' x 17' south facing rear garden and allocated parking space situated in a quiet cul-de-sac in this popular modern development on the southern outskirts of town to the south/west of the hospital. An internal viewing is highly recommended.

- Stunning presentation throughout
- Popular development near to the Princess Royal Hospital
- Easy walk to town centre via Southdowns Park
- Kitchen/breakfast room with a range of integral appliances
- Sitting room with doors out to the rear garden
- Master bedroom with en-suite shower room
- 2 double bedrooms with a further study/dressing room/nursery
- 32' x 17' south facing rear garden
- Parking space (No. 117) located diagonally opposite and visitors' parking
- New primary school to be built close by soon
- Estate Charge: £260 per year
- EPC rating: B - Council Tax Band: D



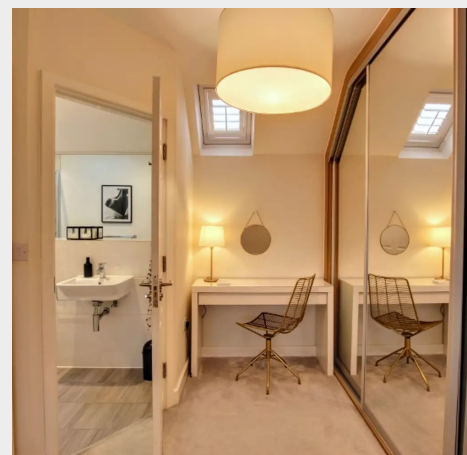
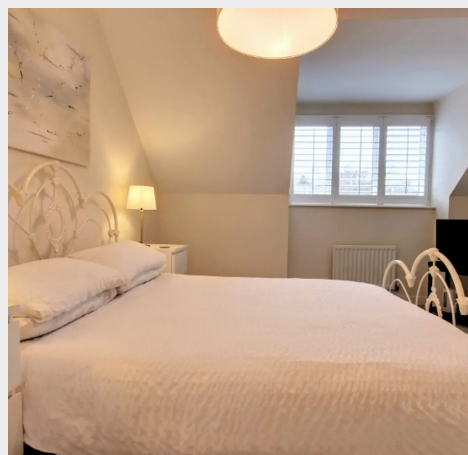
Funnell Drive is a cul-de-sac located off Robertson Drive which is just off Hawkins Road situated, in turn, just off the A272 relief road running between the Lewes Road and Wivelsfield Road/Rocky Lane, to the south of Princess Royal Hospital. The property is within a short walk of the hospital and countryside. The town is approximately 1 mile distant and has an extensive range of shops, stores, restaurants, cafes and bars with the mainline railway station being approximately 1.9 miles by car (1.5 miles on foot) which is adjacent to Waitrose and close to Sainsbury's Superstore, 6th form college and the leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6 miles to the west at Bolney. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

Distances (approximate miles)

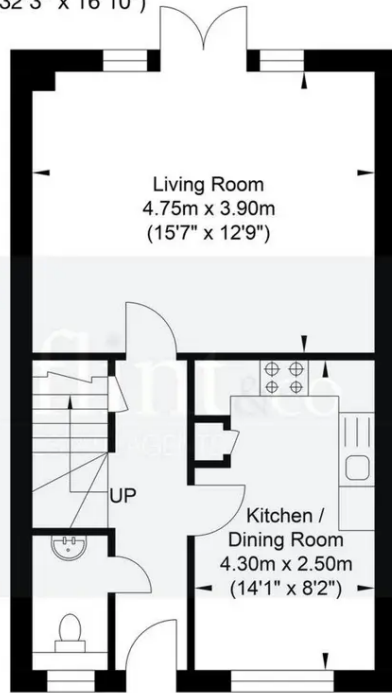
Schools: St Wilfrid's Primary (1.2), St Joseph's RC Primary (1.4), Northlands Wood (0.8), Warden Park Primary Academy (1.2), Oathall Community College (1.5) and Warden Park Secondary Academy in Cuckfield (2.5)

Railway Station: Haywards Heath (1.9) providing fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

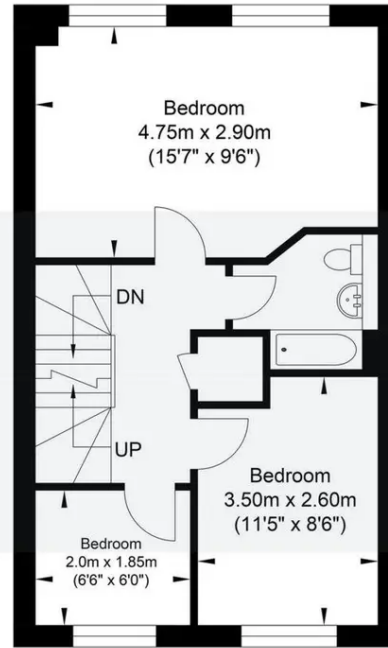
Town centre (1.0), Brighton seafront (14.8) and Gatwick Airport (15.6)



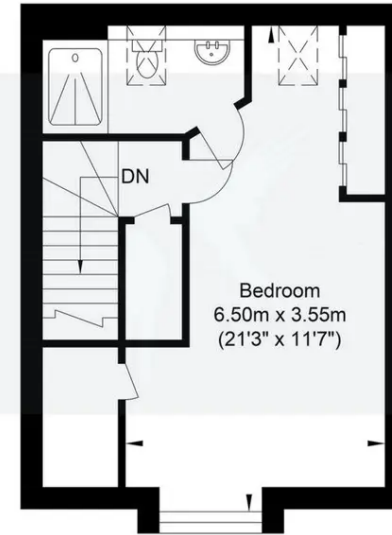
Garden
9.84m x 5.14m
(32'3" x 16'10")



Ground Floor
Approximate Floor Area
424.42 sq ft
(39.43 sq m)



First Floor
Approximate Floor Area
424.42 sq ft
(39.43 sq m)



Second Floor
Approximate Floor Area
332.38 sq ft
(30.88 sq m)

Approximate Gross Internal Area = 109.74 sq m / 1181.23 sq ft

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