



3 Ash Way, Haywards Heath, East Sussex, RH17 7GE

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



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McTAGGART**
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A 4 bedroom detached house with a double garage alongside a substantial new conservatory and a sunny west facing rear garden in this popular new development on the town's south/eastern outskirts close to glorious countryside, the hospital and a soon to be built new primary school.

- Immaculate 4 bedroom detached house
- Built in 2018 by Taylor Wimpey
- 19' x 9' orangery/conservatory added in 2022
- Sunny west facing garden with a 32' x 29' main area and a separate 45' x 9' side terrace
- Driveway and double garage alongside
- EV charging point
- Family sized kitchen/breakfast room with integrated appliances
- Triple aspect sitting room, utility & cloakroom
- Master bedroom with en-suite shower room
- 3 further bedrooms and family bathroom
- Short walk to hospital and glorious countryside
- Regular bus service to town centre and railway station
- New primary school to be built off Hurstwood Lane
- Oathall Community College & Chailey Secondary School catchment area
- Estate charge: approx £315 per year -
Managing agents : HML 0333 032 5955
- EPC rating: B - Council Tax Band: F



Ash Way is part of a recently built development and a continuation of Greenhill Way which, in turn, is located off Hurstwood Lane on the town's south eastern outskirts. The development adjoins countryside and access onto Asylum Wood and Colwell Lane with footpath links to the adjoining villages and countryside. From Hurstwood Lane access can be swiftly gained on foot to the Hospital, Birch Hotel and service station with convenience shop and onto the town centre where there is an extensive range of shops, stores, restaurants, cafés and bars, a state of the art leisure centre and several schools. Whilst still in Haywards Heath, the property is located in East Sussex and Lewes District Council's jurisdiction so has the benefits of being able to access schools in both the town and also the highly regarded primary school at Wivelsfield and a small secondary school at Chailey. By road access to the major surrounding areas can be swiftly gained via the A272 Haywards Heath relief road.

Distances in approximate miles on foot/car/rail

Haywards Heath station 2.1 on foot, 2.5 by car - providing fast commuter links to London (London Bridge/Victoria 45 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins) Princess Royal Hospital 0.6 St Wilfrid's Primary School 1 Northlands Wood Primary School 1.2 Oathall Community College 1.6 Wivelsfield Primary School 2.8 Chailey Secondary School 6 St Paul's Catholic College 5.7 Gatwick Airport 16 Brighton seafront 14



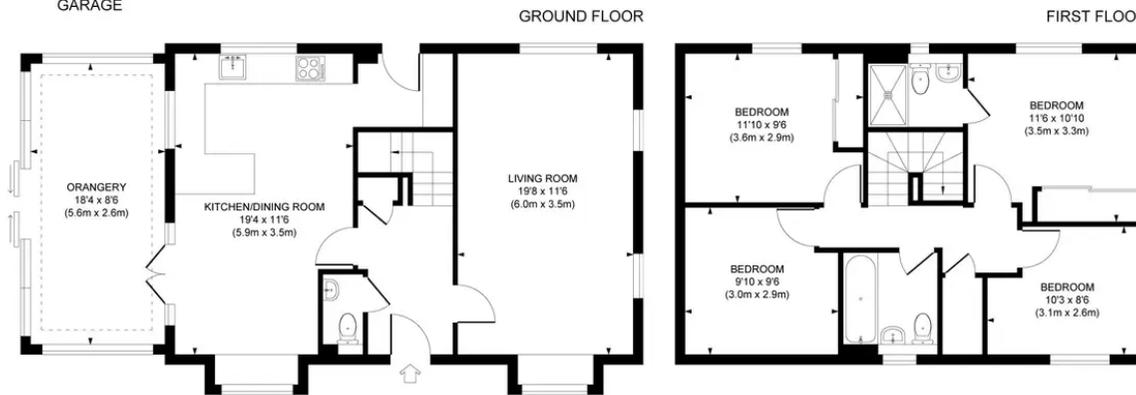


GARAGE
20'0 x 20'0
(6.1m x 6.1m)

GARAGE



Approximate Gross Inter Area
1783 sq ft / 165.6 sq m



GROUND FLOOR

FIRST FLOOR

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 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

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