



40 Woodridge Close, Haywards Heath, West Sussex RH16 3EP

GUIDE PRICE ... £350,000 ... FREEHOLD



**MANSSELL
McTAGGART**
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A 3 bedroom Georgian style end terraced house, quietly tucked away at the end of a pedestrian walkway on the south eastern edge of town, close to the hospital, local shops and Northlands Wood Primary School.

The kitchen includes a fridge freezer, washing machine, dishwasher and oven. The Combi-boiler was fitted (Feb) 2022 with a manufacture guarantee till 2030, shower installed 2021, new electrical consumer unit 2021. There is a fitted loft ladder (access from landing). Loft insulation to current legislation (Fitted end of March/early April (2023) and cavity wall insulation (installed in last 10 years).

- For sale with no onward chain (Immediate vacant possession)
- 3 bedroom end terraced house in quiet cul-de-sac location
- 5-10 min walk to the Princess Royal Hospital
- 10 min walk to Northlands Wood Primary School
- Close to local shops and the Birch Hotel
- Lounge/dining room with doors out to the garden
- Separate kitchen overlooking the garden
- 2 double bedrooms and 1 single bedroom
- Family bathroom
- Fully enclosed south facing rear garden
- Garage located in a block nearby
- Gas heating to radiators - Double glazed windows
- Great buy to let investment
- EPC rating: C - Council Tax Band: D



Woodridge Close is a short cul-de-sac located off Frankton Avenue which, in turn, is located on the south eastern side of town opposite the entrance to the Princess Royal Hospital. This part of town is particularly popular with those working at the hospital and families due to its close proximity to the well regarded Northlands Wood Primary School. There are several local shops close by including the Franklands Village store, Birch petrol station with its late night shop and Tesco Express, Other nearby facilities include the Northlands Wood medical surgery and pharmacy. Several bus services run close by linking with the railway station, neighbouring districts and Brighton. The town centre is within 1 mile where there are several shops and stores whilst the trendy Broadway is a little further on with its many restaurants, cafes and bars. Children from this side of town fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield. By road, access to the major surrounding areas including Brighton, Gatwick Airport and the M25 can be swiftly gained via the A272, the B2112 and the A/M23, which lies approximately 6.5 miles to the west at Bolney or Warninglid.

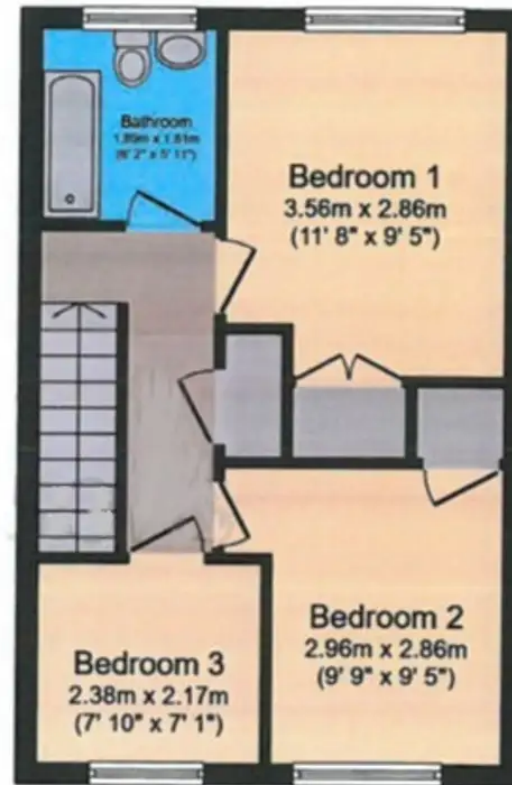
Distances in miles on foot/car/train

Princess Royal Hospital 350 yards, Northlands Wood Primary School 0.4, St Wilfrid's Primary School 0.6, Oathall Community College 1.5, Town centre 0.75, The Broadway 1.1, Railway station 1.5 (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Brighton seafront 14, Gatwick Airport 16.





Ground Floor



First Floor

Total floor area 73.2 sq.m. (788 sq.ft.) approx

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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