



35 Pasture Hill Road, Haywards Heath, West Sussex RH16 1LY

GUIDE PRICE ... £425,000 ... FREEHOLD







A very well presented 3 bedroom end of terrace house with a 47' south facing rear garden, private driveway parking for 2 cars and a garage in the block behind ideally located within a few hundred yards of the railway station and a 10 minute walk of Harlands Primary School

- Immaculate 3 bedroom home in prime location
- 0.3 mile walk to the railway station
- Harlands Primary & Warden Park Secondary Academy catchment area
- Sunny 47' x 20' wide south facing rear garden
- Modern kitchen and bathroom
- Driveway in front for 2 cars
- EV charging point
- Single garage in block behind
- Close to leisure centre, 6th form college, Sainsbury's and Waitrose
- 10 minute walk of Blunts Wood nature reserve
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: C





Pasture Hill Road is located off Harlands Road next to the Dolphin Leisure Centre on the town's north/western side. The property is ideally placed within 500 yards of the railway station and is also close to a selection of shops in Commercial Square, the large Sainsbury's Store and the new Waitrose. This side of town is particularly popular with commuters and families and is ideally placed within a short walk of Harlands Primary School and children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield which can be accessed on foot via Blunts Wood. The town centre is within a mile where there is an extensive range of shops, stores, restaurants, cafes and bars. The neighbouring leisure centre has swimming pools, state of the art gym and indoor sports courts.

**Distances: (approx in miles on foot)**

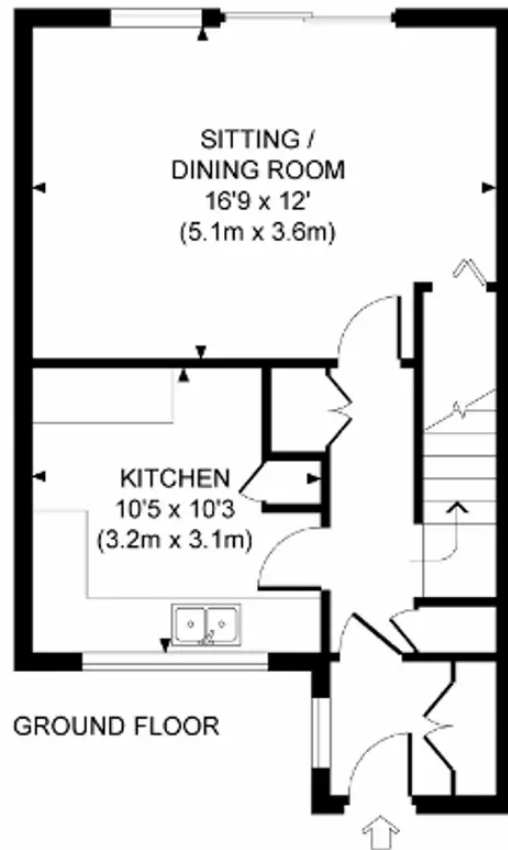
Harlands Primary School 0.6, Warden Park Secondary Academy 1.4

Railway station 0.4 - providing fast commuter links to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

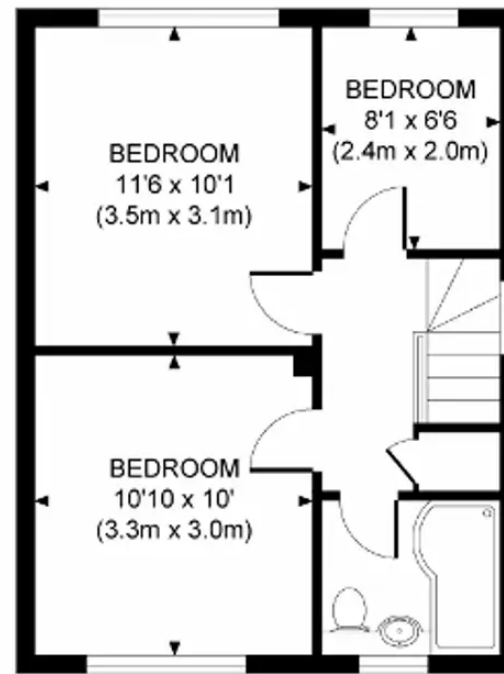
Gatwick Airport 14, Brighton Seafront 14 A23 Bolney/Warninglid 5.5/6



Approximate Gross Internal Area  
786 sq ft / 73.0 sq m



GROUND FLOOR



FIRST FLOOR

## 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](http://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.