



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

Guide Price £425,000



**MANSELL
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A very well presented 3 bedroom end of terrace house with a new roof*, 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 bed home in prime location
- 0.3 mile walk to the railway station
- * The roof has been completely overhauled
- Sunny 47' x 20' wide south facing rear garden
- Single garage in block behind
- Driveway in front for 2 cars
- EV charging point
- Modern kitchen and bathroom
- Harlands Primary & Warden Park Secondary Academy catchment area
- 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, 6th form college and a state of the art gym with indoor sports courts.

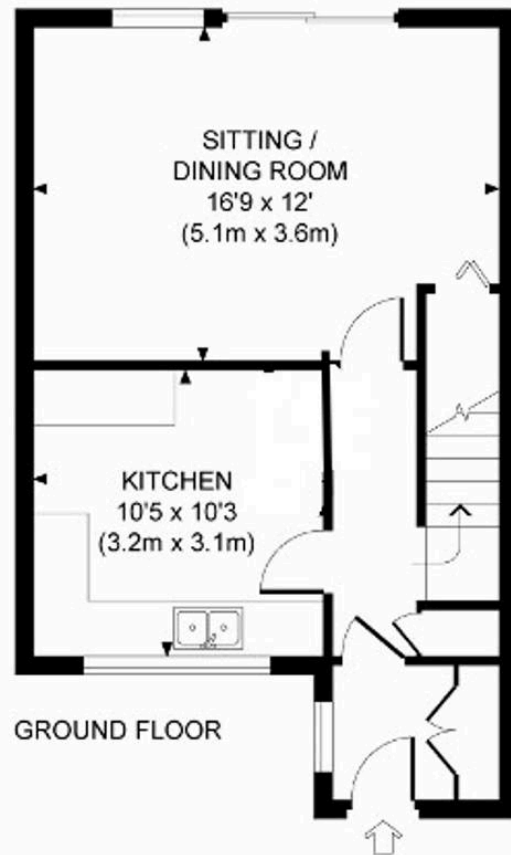
Distances: (approx in miles on foot)

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).

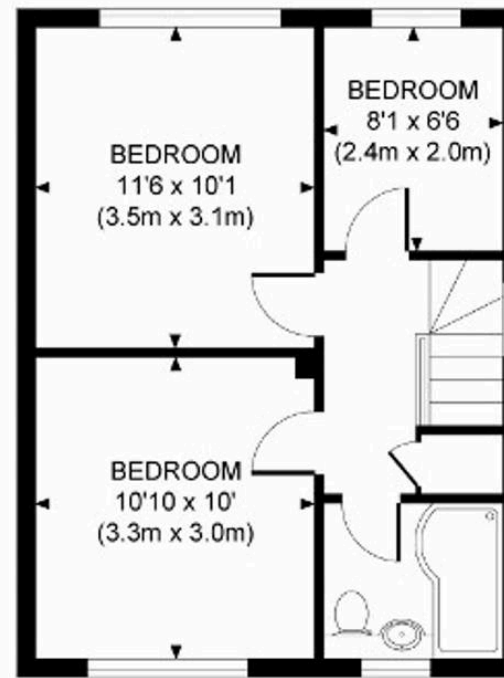
Gatwick Airport 14 Brighton Seafront 14 A23
Bolney/WARNINGLID 5.5/6



Approximate Gross Internal Area
786 sq ft / 73.0 sq m



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Haywards Heath

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