



9 Bentswood Road, Haywards Heath, West Sussex RH16 3PN

GUIDE PRICE ... £400,000 ... FREEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



A 1930s semi-detached house on an enormous plot with a 140' x 44' rear garden and several useful sheds located at the western end of this established road on the rejuvenated east side of town within an easy walk of the town centre, local shops, schools, Lindfield Village and just 1 mile from the railway station.

- 3 bedroom 1930s semi detached house
- Occupied by the same family since 1968
- Potential for a loft conversion/extension STPP
- 140' x 44' west facing rear garden
- Driveway parking for 2 cars
- Substantial conservatory style extension
- Lounge, kitchen, downstairs bathroom
- 3 first floor bedrooms and cloakroom
- Easy walk of schools, town and station
- Very clean and neutral order throughout
- EPC rating: C - Council Tax Band: C



The property is located in this established residential area on the rejuvenated east side of Haywards Heath close to the Lindfield borders and is ideally placed within walking distance of Lindfield High Street via the Scrase Valley Nature Reserve, with its traditional range of shops, boutiques and pubs, picturesque duck pond and the Common (which holds several events throughout the year). Haywards Heath mainline station is just under a mile on foot via Clair Park. The town centre with its extensive range of shops, stores, restaurants, cafes and bars is within 0.75 miles and a regular bus service runs along the road linking with the town centre, railway station, hospital and the neighbouring districts. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

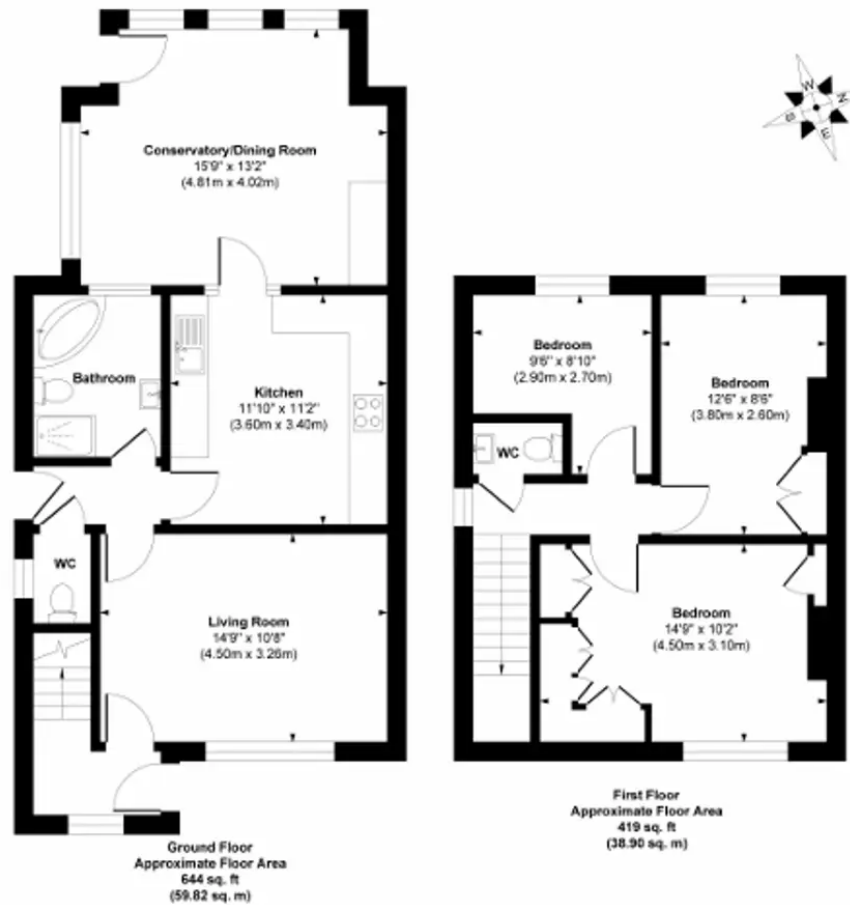
Distances in approximate miles:

Primary Schools: Warden Park Academy (0.2) St Wilfrid's (0.65) Blackthorns & Lindfield (both 0.9) St Josephs RC (0.6 miles)

Secondary Schools: Warden Park Academy in Cuckfield (2) Oathall Community College (closest Secondary School 0.5 miles)

Station: Haywards Heath mainline station (just under a mile distant on foot) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approx. Gross Internal Floor Area 1063 sq. ft / 98.72 sq. m

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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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