



88 New England Road, Haywards Heath, West Sussex RH16 3LD

GUIDE PRICE .. £325,000-£335,000 .. FREEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



A very nicely presented 2 double bedroom semi-detached modern house with a 44' x 24' south facing rear garden and parking directly behind in this established residential area just east of the town centre within walking distance of several schools, the town centre and railway station.

- 1 of just 4 houses built in the late 1990's
- Well cared for by the same owner since new
- 44' x 24' south facing rear garden
- Private off-road parking behind
- Living room with doors out to the rear garden
- Separate kitchen and cloakroom
- 2 generous bedrooms and bathroom
- Close to 3 different primary schools
- 1 mile walk to railway station
- For sale with no onward chain
- EPC rating: D - Council Tax Band: C

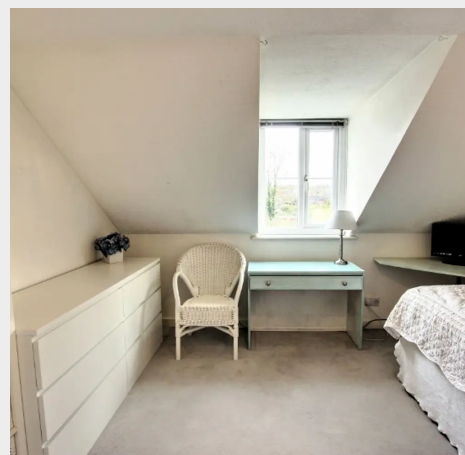
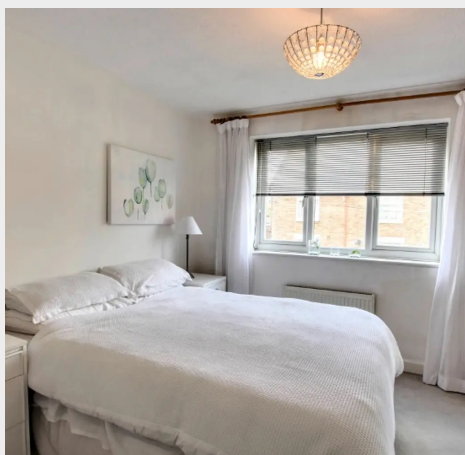


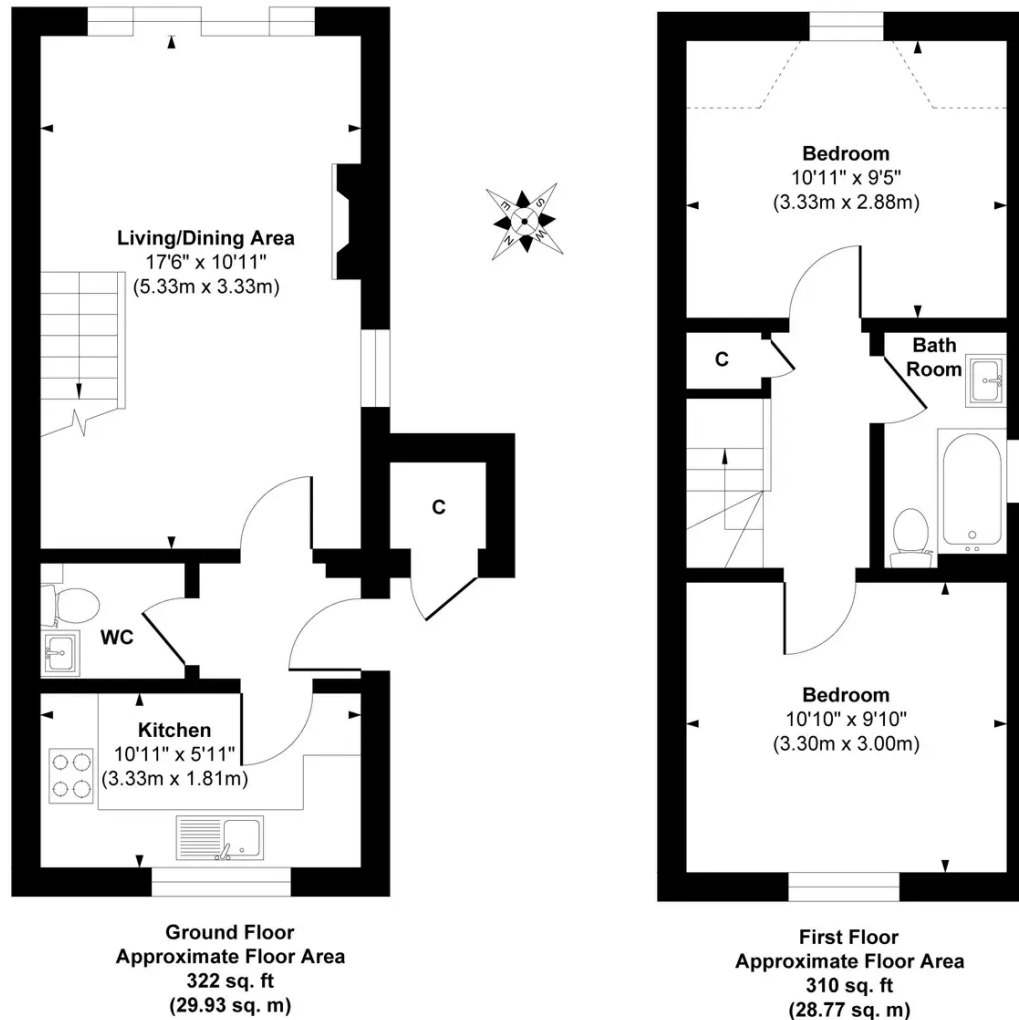
The property is situated midway along New England Road on the rejuvenated east side of town and is ideally placed within a short walk of local shops in nearby America Lane, several primary schools, Oathall Community College with its farm, Haywards Heath railway station with excellent commuter links to London and Brighton and Lindfield's picturesque village High Street via the Scrase Valley Nature Reserve. The town centre is just over 0.5 miles away, where there is an extensive range of shops and stores whilst the Broadway is a little further on where there are several restaurants, cafes and bars. The town has a leisure centre numerous sports clubs and leisure groups and has several large open spaces including both Victoria and Clair Parks, Ashenground Woods and Lindfield Common. A bus service runs along the road linking with all the town's facilities, the Princess Royal Hospital and neighbouring districts. Access to the major surrounding areas can be swiftly gained by road via the B2112 and the A272. The A/M23 lies about 6 miles west, at Bolney or Warninglid.

Distances (in miles approx)

Primary Schools: Warden Park Primary Academy 300 yards, St Wilfrid's 0.4, St Josephs 0.5. **Secondary Schools:** Oathall Community College 0.6, Warden Park Secondary Academy 2.

Railway Station 1, A23 Bolney 6, Brighton Seafront 14, Gatwick Airport 15.





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

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.