



57 Kents Road, Haywards Heath, West Sussex RH16 4HQ

GUIDE PRICE ... £425,000 ... FREEHOLD



**MANSELL
McTAGGART**
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A beautifully presented and recently altered 2 double bedroom Victorian semi-detached cottage occupying a fabulous plot with a 108' x 22' rear garden offering great potential for extending and/or loft conversion STPP situated in this established no through road on the south side of the town within a short walk of the hospital, town centre and 1.1 miles of the railway station

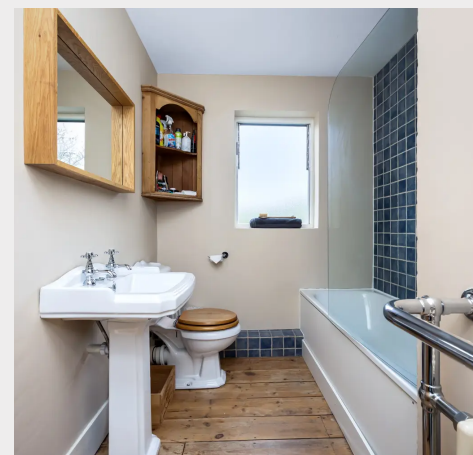
- Character home in prime cul-de-sac location
- Easy walk of hospital, shops & railway station
- Fabulous open plan living area with fireplace
- Modern kitchen and utility room
- 2 double bedrooms and bathroom
- Great potential for extending
- Wonderful 108' x 22' fully enclosed rear garden
- Some re-decoration and new gas boiler
- For sale with no onward chain
- EPC rating: D - Council Tax Band: C

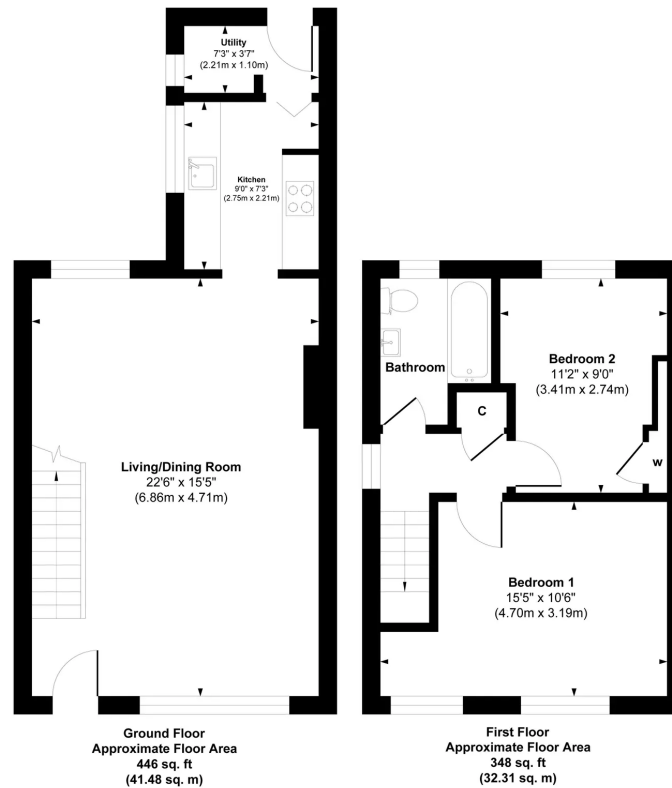


Kents Road is located off Triangle Road just to the south of the main shopping areas of South Road. The hospital can be swiftly accessed on foot via 2 alleyways at the top of Kents Road which links with Colwell Road and another links with Petlands Gardens. The town has an extensive range of shops and the Broadway has an international array of restaurants, cafes and bars. There is a leisure centre, numerous sports clubs, leisure groups and a privately run 18m indoor swimming pool at Southdowns Park nearby. There are several primary schools within walking distance and children from this side of town generally fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield or Warden Park Secondary Academy in Cuckfield. The railway station provides fast commuter services to London, Gatwick Airport and Brighton. By road access to the major surrounding areas can be swiftly gained via the B2112, A272 and the A/M23 which lies about 5.5 miles to the west at Bolney. There are several beauty spots within a short drive which include both Ditchling and Chailey common nature reserves, the 180 acre Ardingly Reservoir, The Ashdown Forest and the South Downs National Park.

Distances in approximate miles

By rail: Haywards Heath Railway station 1 mile (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins) **By car:** A23 at Bolney 5.5, Gatwick Airport 13, Brighton seafront 15, Central London 40 **Schools:** St Wilfrid's Primary 0.5, St Joseph's RC Primary 0.5, Northlands Primary 0.9, Warden Park Primary Academy 0.65, Warden Park Secondary Academy 2.2, Oathall Community College 1.2





Approx. Gross Internal Floor Area 794 sq. ft / 73.79 sq. m
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