



## 5 Sylvan Close, Haywards Heath, West Sussex RH16 3SG

GUIDE PRICE ... £385,000-£390,000 ... FREEHOLD



**MANSELL  
McTAGGART**  
Trusted since 1947



A 3 bedroom semi-detached house in need of general modernisation throughout with a long driveway and garage alongside and a small enclosed west facing garden situated in the popular Northlands Wood area on the town's south/eastern side close to the excellent primary school, local shop, doctors surgery and within an easy walk of the hospital

- 3 bedroom home in popular family location
- Close to Northlands Wood Primary School & Hospital
- Requires general updating throughout
- Long driveway and single garage
- Sunny 25' west facing rear garden
- Large open green at end of cul-de-sac
- Near Tesco Express, Pharmacy and Surgery
- Easy reach of open countryside
- On a bus route to town and railway station
- For sale with no onward chain
- EPC rating: D - Council Tax Band: D



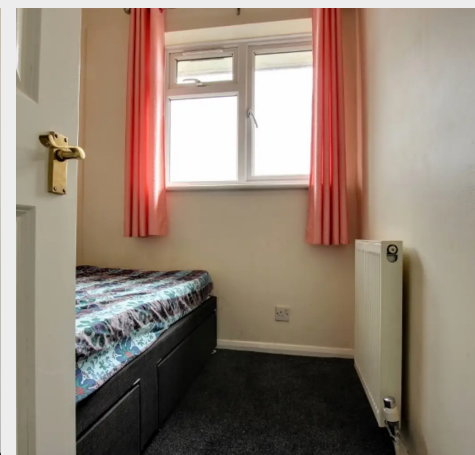
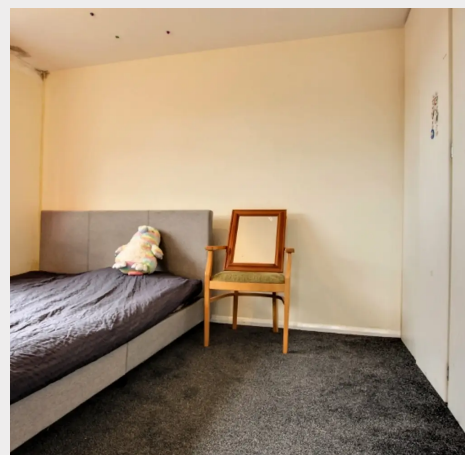
Sylvan Close is cul-de-sac located within the popular Northlands Wood area on the town's south eastern outskirts. Local facilities include a highly regarded Northlands wood primary school, medical centre, pharmacy and Tesco Express. Countryside is also close by and a footpath links through to Snowdrop Lane and a good pub (The Snowdrop Inn). The Princess Royal Hospital is within a 10 minute walk and the picturesque village High Street of Lindfield is about a 15 minute walk. A regular bus service runs along Beech Hill linking with the town centre, railway station and the surrounding districts. Children from this side of town fall into the catchment area for Oathall Community College. The town centre has an extensive range of shops, stores, restaurants, cafes and bars and there is also a leisure centre. The railway station provides fast commuter services to London, Gatwick Airport and Brighton.

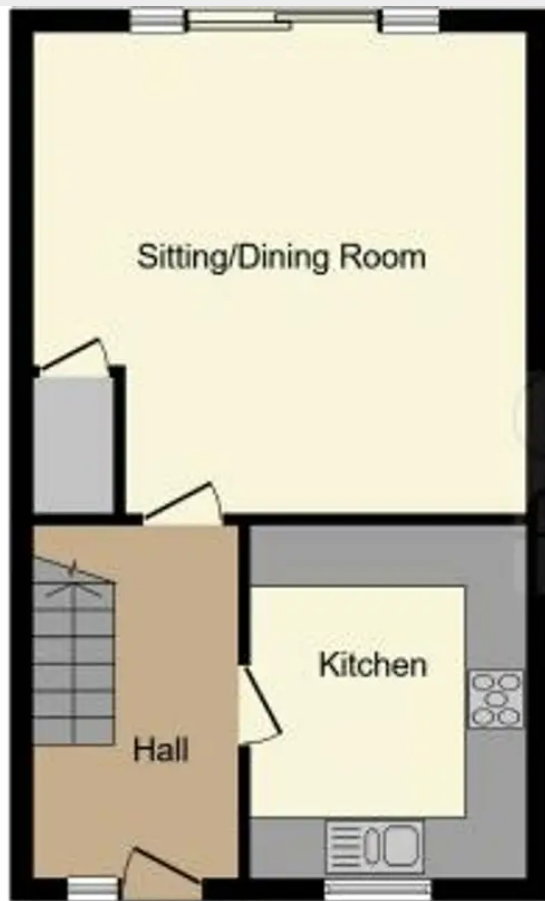
**Distances in approx. miles (foot/car/train)**

**Schools:** Northlands Wood Primary 0.2, Oathall Community College 1.2, Warden Park Secondary Academy 3, St Paul's Catholic Collegel 5.2

**Railway station:** Haywards Heath 2.3 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins)

Princess Royal Hospital 0.5, Gatwick Airport 15, Brighton Seafront 14

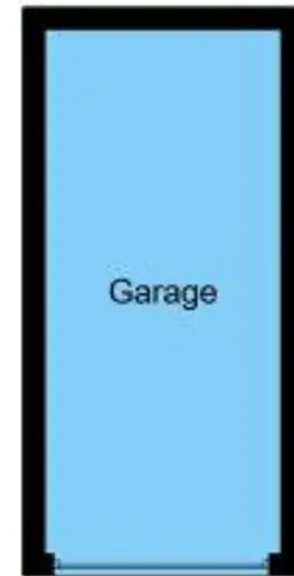




**Ground Floor**



**First Floor**



**Garage**

Total floor area 91.7 sq.m. (987 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Mansell McTaggart Haywards Heath

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