



116 New England Road, Haywards Heath, West Sussex RH16 3LF

GUIDE PRICE ... £450,000-£475,000 ... FREEHOLD



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A 4 bedroom semi-detached Victorian house with a wealth of character features and fireplaces occupying a sunny south facing plot with driveway and garage alongside on the rejuvenated east side of town close to local shops, several good schools, the town centre, within a pleasant walk of Lindfield Village High Street and 0.9 miles walk to Haywards Heath Railway Station.

- Character home on east side of town
- 65' x 24' south facing garden with sheds/greenhouse
- Driveway alongside and garage
- 2 separate living rooms with fireplaces
- Cottage style kitchen and downstairs bathroom
- 3 double bedrooms and study/bedroom 4
- Numerous fireplaces and character features throughout
- Close to schools & local shops in America Lane
- 0.9 miles walk to the railway station
- Pleasant walk via Scrase Valley Nature Reserve through to Lindfield Village High Street
- EPC rating: D - Council Tax Band: C



The property is situated towards the eastern end of 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, the railway station and Lindfield's picturesque village High Street via the Nature Reserve. The town centre is under a mile where there is an extensive range of shops and stores whilst the Broadway is a little further on with there are several restaurants, cafes and bars. The town has a leisure centre, 6th form college, numerous sports clubs and leisure groups and had 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 towns facilities, hospital and neighbouring districts. By road, access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23 lies about 6 miles to the west at Bolney or Warninglid.

Distances: (in miles approx)

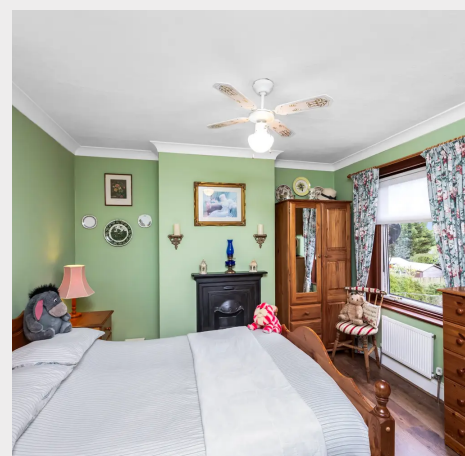
Railway Station 0.9 – providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)

Primary Schools : Warden Park Primary Academy

400 yards, St Wilfrid's 0.4, St Joseph's 0.55,

Secondary Schools & Colleges : Oathall Community College 0.6, Warden Park Secondary Academy 1.8, 6th Form College 1.1

A23 Bolney 6, Brighton Seafront 14, Gatwick Airport 15





Approx. Gross Internal Floor Area 1461 sq. ft / 135.56 sq. m (Including Garage & Outbuilding)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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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