



9 Lowfield Road, Haywards Heath, West Sussex RH16 4DW

GUIDE PRICE ... £375,000-£400,000 ... FREEHOLD



**MANSELL
McTAGGART**
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A charming 2 bedroom, 2 bath/shower room semi-detached character cottage with an extended ground floor offering wonderful accommodation and an 80' x 19' rear garden in this cul-de-sac on the southern side of town within a short walk of the hospital, town centre and just a 1.2 miles walk to the railway station. An internal viewing is highly recommended.

- Character cottage in cul-de-sac within short walk of hospital and town centre
- Extended on ground floor
- Potential for further extending STPP
- Lounge, large kitchen/dining room and second living area
- Generous 80' x 19' fully enclosed rear garden
- Private driveway parking and front garden
- Nicely presented throughout
- Easy walk to several schools
- 1.2 mile walk to the railway station
- EPC rating: D - Council Tax Band: C



The property is located in a cul-de-sac in this established part of town just to the south/east of the town centre between the main shopping areas and the hospital, with a regular bus service running from Franklynn Road linking the station and neighbouring districts. Local facilities include a Coop store and petrol station and within a 5/10 minute walk you have the main shopping areas of South Road, the Princess Royal Hospital, Birch Hotel and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.3 miles). The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs and a state of the art leisure centre. The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose and there is a Sainsbury's Superstore just a little further on under the railway bridge. By road, access to the major surrounding areas can be gained via the B 2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

Distances (in approximate miles on foot/train/car)

Schools: St Wilfrid's Primary (0.4), St Joseph's RC Primary (0.5), Northlands Wood Primary (0.8), Warden Park Primary Academy (0.6), Warden Park Secondary Academy (2), Oathall Community College (1.3)

Haywards Heath Railway Station (1.2), Waitrose (1.2), Sainsbury's Superstore (1.25), Gatwick Airport (14), Brighton seafront (14), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north





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