



17 Dellney Avenue, Haywards Heath, West Sussex RH16 3LX

GUIDE PRICE ... £425,000 ... FREEHOLD



**MANSELL  
McTAGGART**  
Trusted since 1947





**A 1950s 3 bedroom semi-detached house with a tandem length garage and parking in need of some updating with a 97' x 26' west facing garden is this established road on the south side of town close to the Hospital, St Wilfrid's primary school and town centre.**

- 3 bedroom semi-detached house
- Owned by the same family since 1979
- Potential for several extensions STPP
- 97' x 26' west facing garden
- Shared driveway with tandem length garage
- Kitchen with separate utility room
- Sitting room leading to dining area
- 2 doubles and 1 single bedroom
- 5 minutes walk to Princess Royal Hospital
- 3 mins walk of St Wilfrid's Primary School
- 1.2 miles of the railway station
- EPC rating: D - Council Tax Band: D





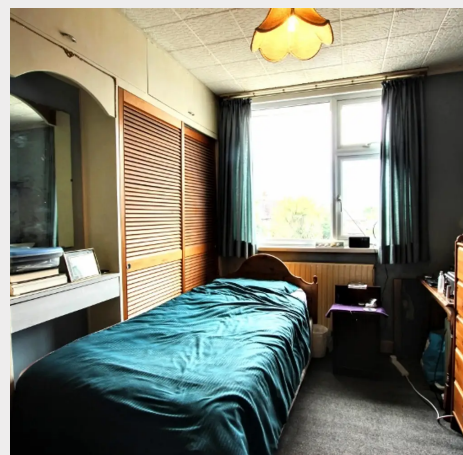
Dellney Avenue runs between Franklynn Road and Victoria Road just to the south east of the main town centre and is ideally placed within a 5 minute walk of the Princess Royal Hospital and St Wilfrid's Primary School.

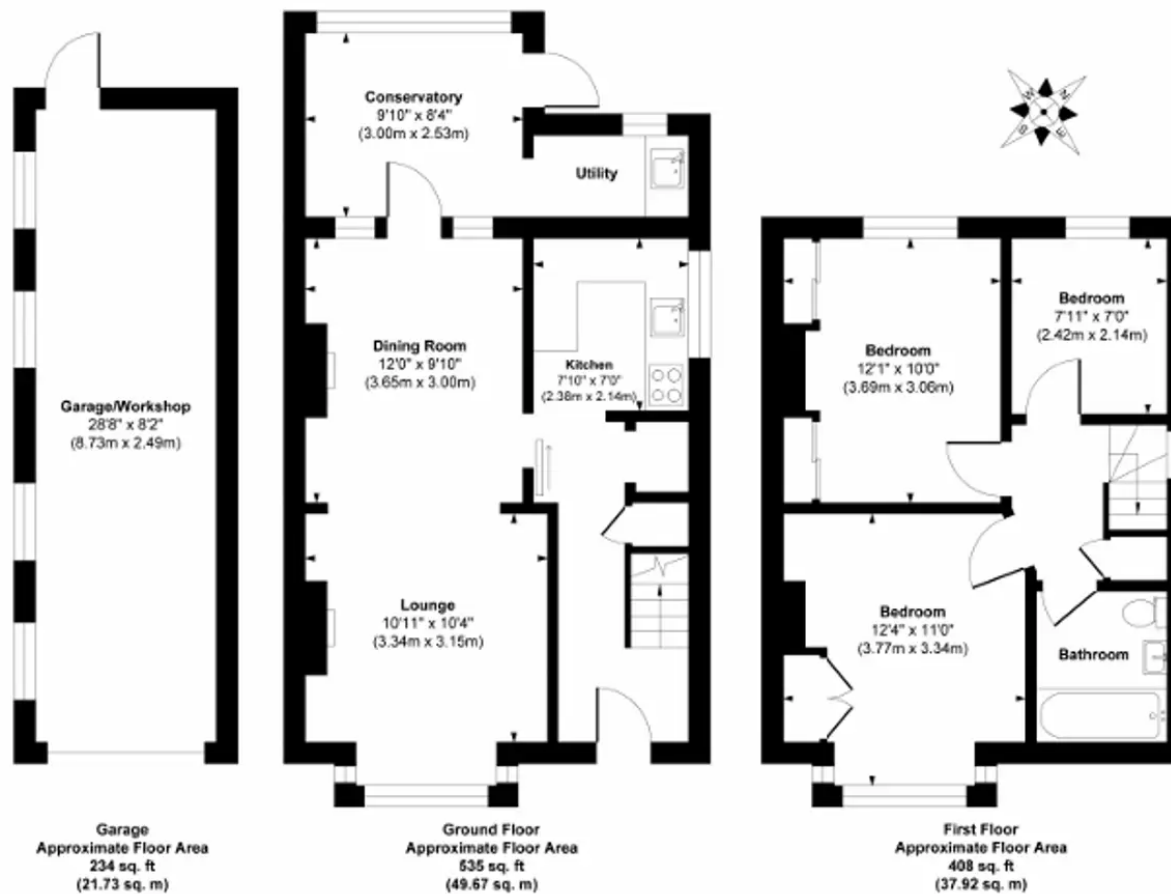
This established residential area is ideally placed within a 10 minute walk of the town centre and 20 minutes' walk of the railway station. Children from this side of town fall into the catchment area for Oathall Community College in Lindfield with its farm. The town has an extensive range of shops, stores, cafes, restaurants and bars, leisure centre and 6th form college.

Road access to the major surrounding areas can be gained via the B2112, the A272 town relief road and the A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

**Distances: (on foot/by car in miles)**

St Wilfrid's Primary School 0.15, Oathall Community College 0.8, Princess Royal Hospital 0.3, Railway station 1.3, A23 Bolney 6, Gatwick Airport 14, Brighton seafront 1.





**Approx. Gross Internal Floor Area 1177 sq. ft / 109.32 sq. m(Including Garage)**

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## Mansell McTaggart Haywards Heath

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