



86 Cedar Avenue, Haywards Heath, West Sussex RH16 4UQ

GUIDE PRICE ... £425,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A beautifully presented 3 bedroom terraced town house with a fabulous lounge and conservatory opening onto a landscaped west facing rear garden with the benefit of 2 parking spaces in this popular development on the town's southern edge close to countryside.

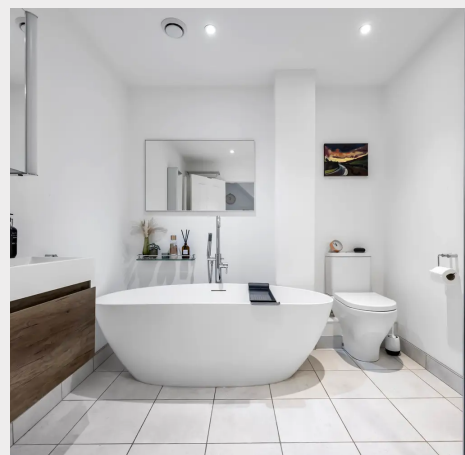
- Immaculate home built by Taylor Wimpey in 2012
- Great position within the development
- Landscaped 25' x 16' west facing rear garden
- Allocated parking for two cars
- Upgraded kitchen and flooring
- Refitted bathroom and ensuite shower room
- Fabulous ground floor with lounge/conservatory
- Top floor master bedroom with shower room
- 2 first floor bedrooms and bathroom
- Close to a large open green and play area
- Warden Park Secondary Academy catchment area
- Short drive to Haywards Heath & Wivelsfield railway stations
- Yearly Estate Charge (01.01.24-31.12.24) - £365.04 (Pinnacle Property Management)
- EPC rating: C - Council Tax Band: D

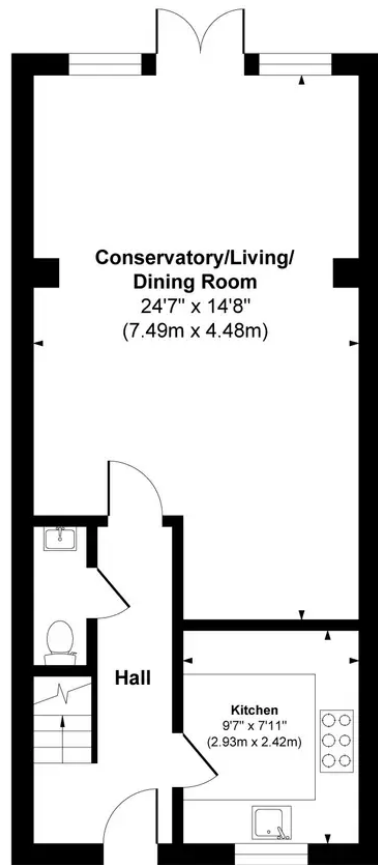


Cedar Avenue is a modern development located off Rocky Lane on Haywards Heath's southern edge. The property is ideally placed close to countryside and within walking distance of the Princess Royal Hospital and the Vale Surgery & Pharmacy. A regular bus service runs close by linking with the neighbouring districts, the town centre and the railway station. The town centre is just over a mile and provides an extensive range of shops, stores, restaurants, cafes and bars. There is also a state of the art leisure centre. By road, access to the major surrounding areas can be gained via the new Haywards Heath/A272 relief road (Rocky Lane) giving swift access out to the west linking with the A/M23 and the B2112 (Fox Hill) gives swift access to Brighton in the south. Nearby beauty spots including both Ditchling and Chailey Common Nature Reserves; the Ashdown Forest and the South Downs National Park

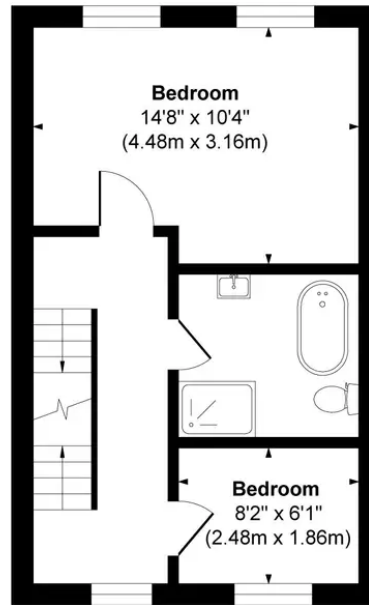
Schools: Bolnore Village Primary; St Wilfrid's Primary; St Josephs RC and Northlands Wood Primary (all approximately 1 mile distant approx.) Warden Park Secondary Academy in neighbouring Cuckfield to the west. (School bus stop close by)

Stations: Haywards Heath mainline station (1.9 miles distant) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Wivelsfield Green station (2.1 miles)

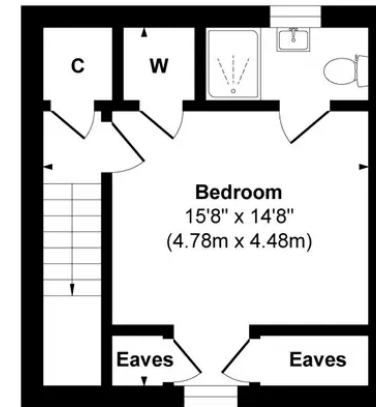




Ground Floor
Approximate Floor Area
510 sq. ft
(47.35 sq. m)



First Floor
Approximate Floor Area
369 sq. ft
(34.27 sq. m)



Second Floor
Approximate Floor Area
214 sq. ft
(19.86 sq. m)



Approx. Gross Internal Floor Area 1092 sq. ft / 101.48 sq. m

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

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