



22 Highland Road, Haywards Heath, West Sussex RH16 4DP

Guide Price £635,000







A deceptively large detached bay fronted 1930's house in this established private road on the southern side of the town centre which has been extended to the rear and into the attic space to provide generous rooms with a wealth of character features, having plenty of driveway parking and an 80' x 31' West facing rear garden with workshop and shepherds hut style garden studio with woodburning stove used as a recreation room, but would make a fabulous home office suite.

- Family home in private road on south side of town
- Extended to the rear and attic space
- Sunny west facing garden with studio & workshop
- Lounge and dining rooms with fireplaces
- Family sized kitchen and conservatory
- Master bedroom with en-suite shower room
- 2nd double bedroom, study & family bathroom
- Enormous attic bedroom (originally 2 bedrooms)
- Close to the hospital and town centre
- Council Tax Band 'E' and EPC 'D'





Highland Road is a private road running between Lowfield Road and Colwell Road on the south side of town close to the Franklynn Road co-op and petrol station.

This established residential area is popular with families and those working at the nearby Princess Royal Hospital. St Wilfrids primary school is within a 10 minute walk and there are several other primary schools within walking distance and children from the side of town generally go onto Oathall community college with its farm in nearby Lindfield. Warden Park secondary Academy is in neighbouring Cuckfield and the town also has a six form college and leisure centre.

The town centre is within a 10 minute walk with there are numerous shops, stores, restaurants, Cafes, bars and large parks.

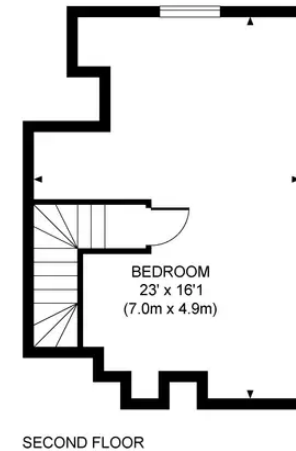
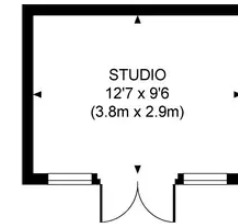
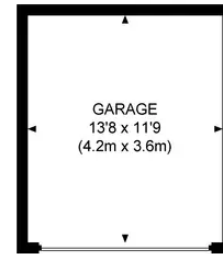
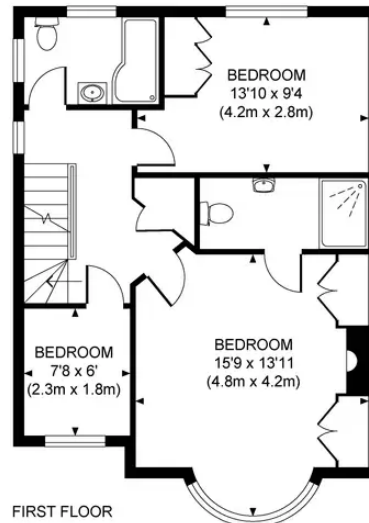
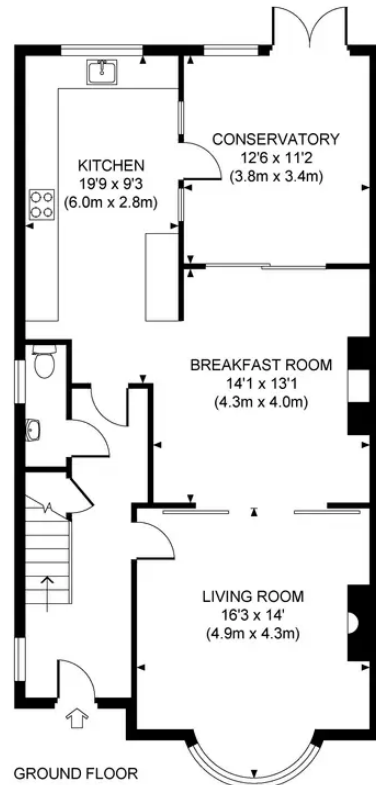
The railway station is a 1.2 mile walk and provides fast commuter services to London Bridge Street Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins.

By road access to the major surrounding areas can be swiftly gained via the A272, B2112 and A/M23 the latter lying about 6 miles to the west at Bolney or Warninglid.





Approximate Gross Internal Area  
1718 sq ft / 159.6 sq m  
Approximate Gross Internal Area Outbuildings  
278 sq ft / 25.8 sq m  
Total Gross Internal Area 1996 sq ft / 185.4 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## 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](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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