



7 Boston Road, Haywards Heath, West Sussex, RH16 3PX

GUIDE PRICE ... £365,000 ... FREEHOLD

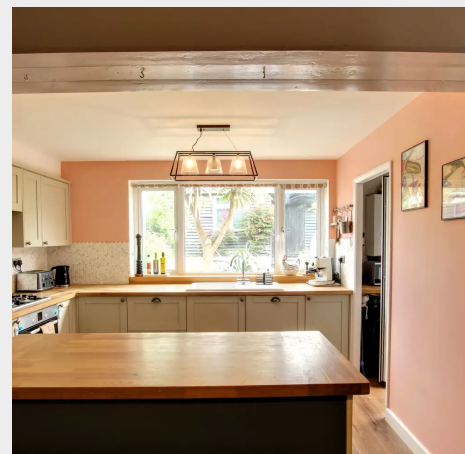


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An extended and very well presented 3 bedroom terraced home of character situated on the rejuvenated east side of town within an easy walk of a local parade of shops, several schools, the town centre and just 1 mile to the railway station.

- Surprisingly spacious home on east side of town
- Extended ground floor accommodation
- Beautifully refitted kitchen and bathroom
- Lounge – dining room – cloakroom
- Attic room (partially converted with velux window, power and light)
- Front garden - Potential to create driveway parking
- 32' (max) x 21' wide rear garden with timber workshop
- Close to several primary schools & Oathall Community College
- Easy walk to Lindfield village via nature reserve
- 1 mile walk to railway station (London Bridge/Victoria 45 mins)
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: C



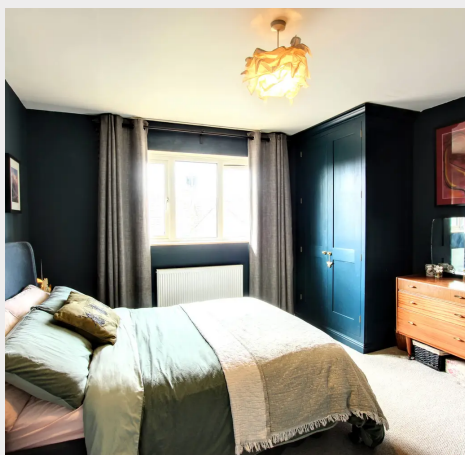
Boston Road is a 'horseshoe' shaped road located off America Lane on the eastern side of town. This established residential area is popular with families and commuters alike and is ideally placed within walking distance of all the town's facilities. A regular bus service runs along America Lane linking with the town centre, hospital and the railway station. There is a parade of shops on America Lane including a pharmacy and a convenience store.

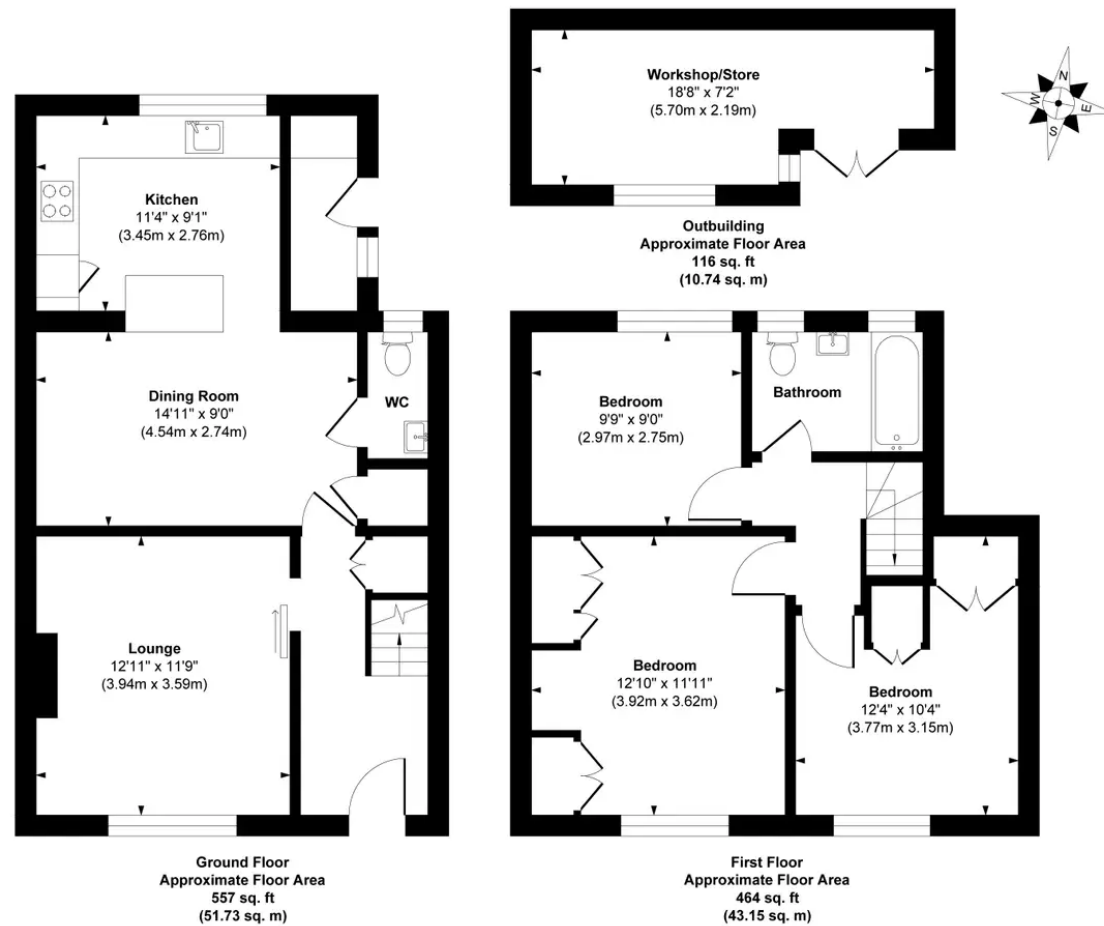
The town centre is approximately 0.9 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars.

The railway station is 1.1 miles distant and offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins).

By road, access to the major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

Schools: Warden Park Primary Academy (0.4 miles), St Joseph's RC Primary (0.7 miles), St Wilfrid's Primary (0.6 miles), Oathall Community College (0.8 miles).





Approx. Gross Internal Floor Area 1137 sq. ft / 105.62 sq. m (Including Outbuilding)

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

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