



21 Allwood Crescent, Wivelsfield Green, East Sussex RH17 7RP

GUIDE PRICE ... £440,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A detached 3 bedroom bungalow in need of complete modernisation occupying a large corner plot and offering tremendous potential for a sizeable extension and/or adding a complete first floor to create a 4 bedroom detached family home STPP, being ideally situated in this quiet and central part of the village within a short walk of the excellent primary school, village store, pub and surrounding glorious countryside.

- Detached bungalow on large corner plot
- Requires complete modernisation throughout
- Great re-development possibilities STPP
- 5 minute walk of school, pub and shop
- Close to glorious countryside and woodland
- 3-4 miles from Haywards Heath & Wivelsfield railway stations
- Chailey Secondary School catchment area (bus)
- Versatile accommodation with up to 3 bedrooms
- Driveway and garage alongside
- For sale by the executors with no onward chain (Grant of probate received)
- EPC rating: D - Council Tax Band: E

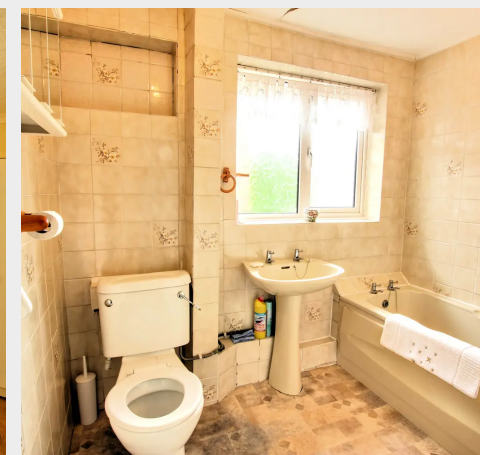


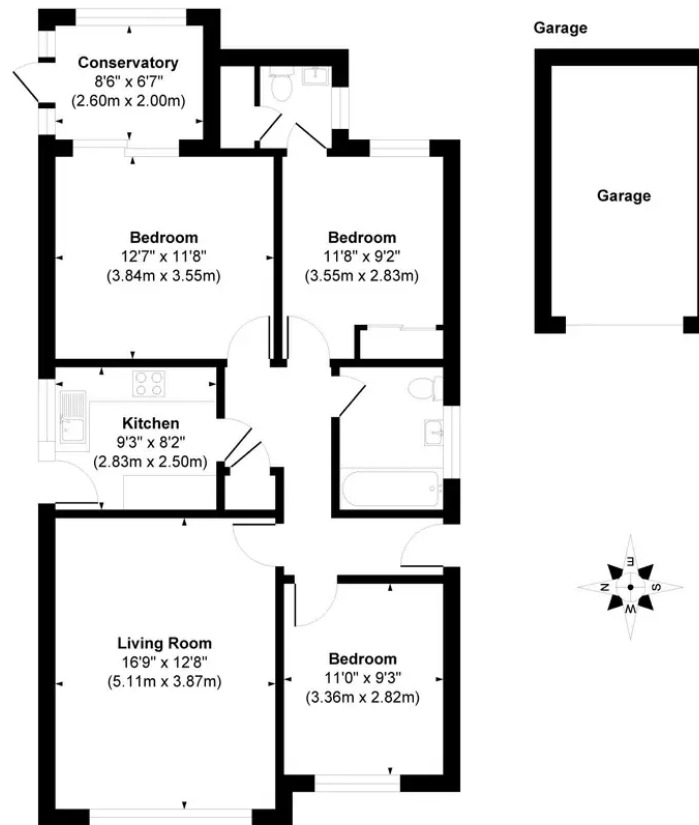
The property is situated at the southern end of Allwood Crescent which in turn is located off Downsview Drive on the south/eastern side of this popular village. Open countryside is close by which is interspersed with footpaths and bridleways creating some wonderful walks linking with both Chailey and Ditchling Common Nature Reserves. The village has an excellent primary school and a village hall with sports fields, a popular pub/restaurant and a local store with a post office and delicatessen. Children from the village go onto Chailey secondary school in South Chailey for which there is a school bus. The nearby towns of Haywards Heath and Burgess Hill are both approximately 3.5 miles distant and provide ranges of shops, stores and leisure facilities. Both towns have mainline railway stations offering fast commuter services to London, Gatwick Airport and the South Coast.

By road, access to the major surrounding areas can be gained via the B2112, the new Haywards Heath A272 relief road and the A/M23, the latter lying approximately 8 miles to the west at Bolney or Warminglid.

Distances in miles approximately:-

Wivelsfield Primary School 0.25, Chailey Secondary School 2.9, Wivelsfield Railway Station 3.1, Burgess Hill Railway Station 4, Haywards Heath Railway Station 4.1, Brighton Seafront 13





Approx. Gross Internal Floor Area 925 sq. ft / 85.96 sq. m

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

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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.