



48 Ryecroft, Haywards Heath, West Sussex RH16 4NW

GUIDE PRICE ... £350,000-£375,000 ... FREEHOLD



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A 3 bedroom terraced house in need of some cosmetic improvement with a 49' x 19' sunny west facing rear garden tucked away in this pleasant cul-de-sac off Wood Ride to the south of Victoria Park being within a short walk of the town centre, several schools and just 0.9 miles on foot to the railway station.

- 3 bedroom home in quiet cul-de-sac
- Great location near Victoria Park & Town centre
- 0.9 mile walk to the railway station via the park
- Easy reach of several schools & Ashenground Woods
- Requires some minor cosmetic updating
- Allocated parking – plenty of parking in road
- West facing rear garden measuring 49' x 19'
- Lounge - dining area - kitchen
- 3 beds (2 double, 1 single) -
- Refitted bathroom
- For sale with no onward chain
- EPC rating: D - Council Tax Band: C

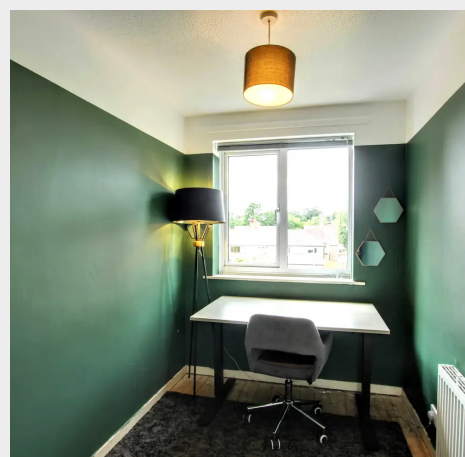
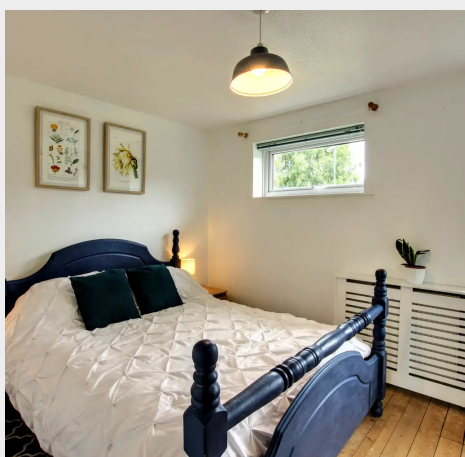


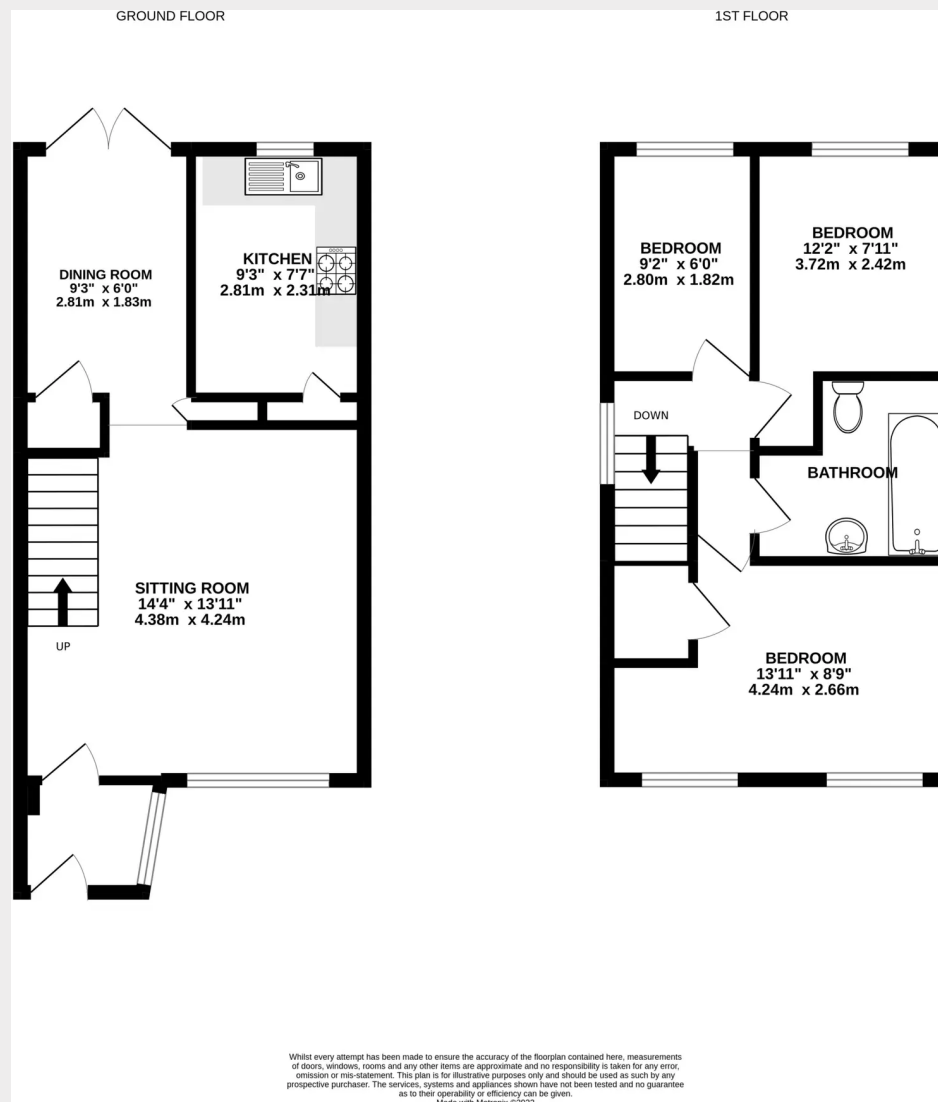
The property is situated at the end of this popular cul-de-sac surrounded by properties of similar style and age. Ryecroft is located off Wood Ride just to the south of Victoria Park and is made up of a selection of houses and apartments which were built in the early 1980s. A footpath links with Park Road which in turn gives access to Victoria Park and also the town centre via Haywards Road. The town provides a range of shops, stores, cafes, restaurants and bars. It also offers some excellent leisure and sports facilities including the Dolphin Leisure Centre. The property is within walking distance of several local primary schools and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The mainline station is also within walking distance (0.9 miles) and offers fast commuter links to London. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying just over 5 miles to the west at Bolney or Warninglid.

Distances in approximate miles (car/foot/train)

Schools: St Wilfrids Primary (0.9 miles), St Joseph's RC Primary (0.5), Bolnore Village Primary (0.8 via Ashenground Woods), Warden Park Primary Academy (0.7), Warden Park Secondary Academy (2.2), Oathall Community College (1.4)

Station: Haywards Heath mainline (0.9 miles) with fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Mansell McTaggart Haywards Heath

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