



55 Pasture Hill Road, Haywards Heath, West Sussex RH16 1LY

Guide Price £375,000-£400,000 ... FREEHOLD



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A 3 bedroom terraced house with a 30' garden, off road parking and garage situated in a quiet cul-de-sac close to the railway station, leisure centre and Harlands primary school. The property is neutrally decorated and has a modern kitchen and bathroom. There is a 30' x 18' south/east facing rear garden with direct access to the garage behind. There is potential to create off-road parking at the front of the property.

- 3 bedroom terraced house with new porch
- Garage directly behind with access from garden
- 30' x 18' south/east facing rear garden
- 22' lounge/dining room with doors to garden
- Within 600 yards of the railway station
- 2 minute walk from the leisure centre
- Recently added off road parking to front
- Harlands Primary School catchment area
- Modern kitchen and bathroom
- Close to Blunts Wood/Paiges Meadow Nature Reserve
- EPC: D Council Tax Band: C



Pasture Hill Road is located off Harlands Road next to the Dolphin Leisure Centre and close to the 6th form college on the town's north/western side. The property is ideally placed within 600 yards of the railway station and is also close to a selection of shops in Commercial Square, the large Sainsbury's Store and Waitrose.

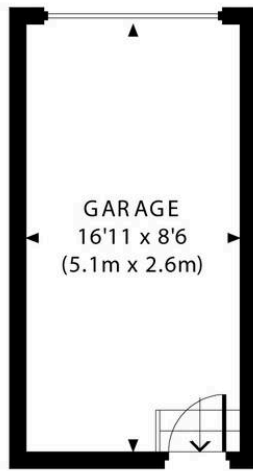
This side of town is particularly popular with commuters and families and is ideally placed within a short walk of Harlands Primary School and children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield which can be accessed on foot via Blunts Wood.

The town centre is within a mile where there is an extensive range of shops, stores, restaurants, cafes and bars. The neighbouring leisure centre has a swimming pool, state of the art gym and indoor sports courts.

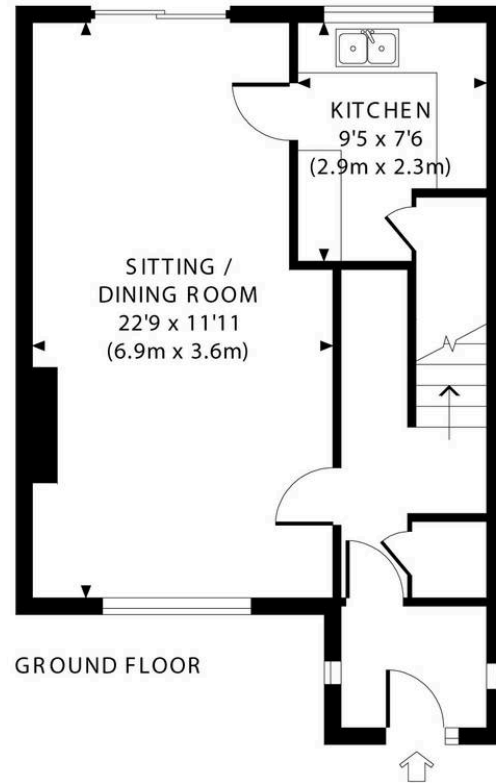
Distances: (approx in miles on foot) Harlands Primary School 0.6, Warden Park Secondary Academy 1.4, Railway station 0.4 - providing fast commuter links to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). Gatwick Airport 14, Brighton Seafront 14, A23 Bolney/WARNINGLID 5.5/6



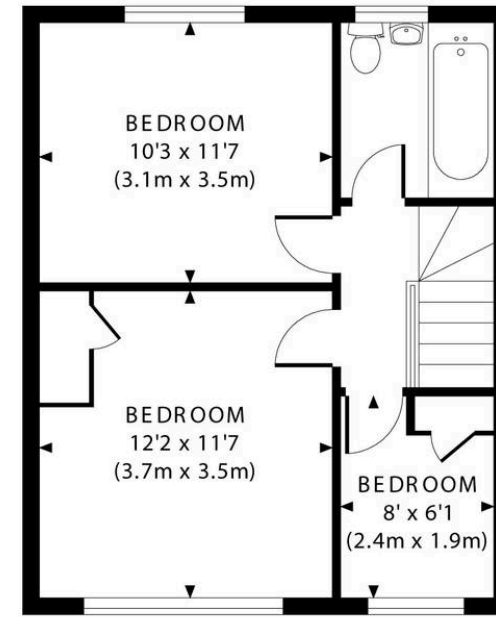
Approximate Gross Internal Area
841 sq ft / 78.1 sq m
Approximate Gross Internal Area Outbuildings
142 sq ft / 13.2 sq m



GARAGE
16'11 x 8'6
(5.1m x 2.6m)



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Haywards Heath

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