



11 Sandrocks Way, Haywards Heath, West Sussex RH16 4JL

Guide Price £425,000

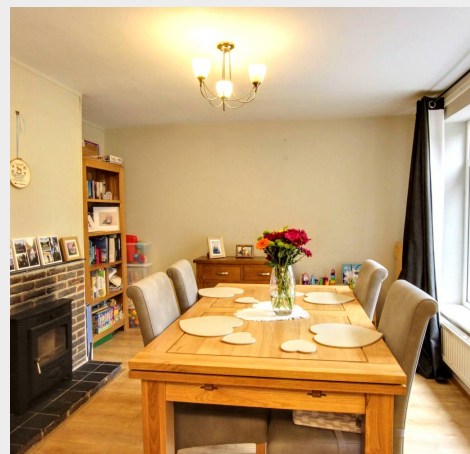


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A semi-detached 3 bedroom house which has been extended on the ground floor with potential for further enlargement if required (STPP) with plenty of driveway parking, a partially converted garage/office and a 57' x 28' south/east facing L-shaped rear garden tucked away in a cul-de-sac on the town's southern side within walking distance of several schools, the town centre, hospital and within a 1.4 mile walk of the railway station.

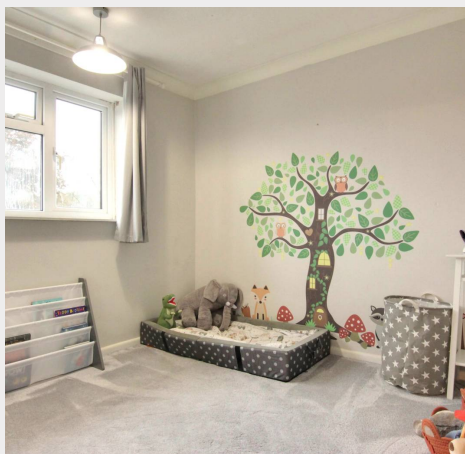
- Extended semi-detached house in cul-de-sac
- 57' x 28' south/East facing rear garden
- Plenty of parking and garage/workshop/office
- Great potential for further enlargement STPP
- Living room with fireplace and extended dining area
- Spacious kitchen
- 3 double sized bedrooms
- Refitted shower and separate cloakroom
- Close to a bus route linking with town & station
- Walk of St Wilfrid's, St Joseph's & Warden Park primary schools
- Warden Park Secondary Academy School catchment
- 0.8 mile walk to the Princess Royal Hospital
- EPC rating: C - Tax Band: D

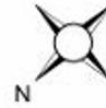
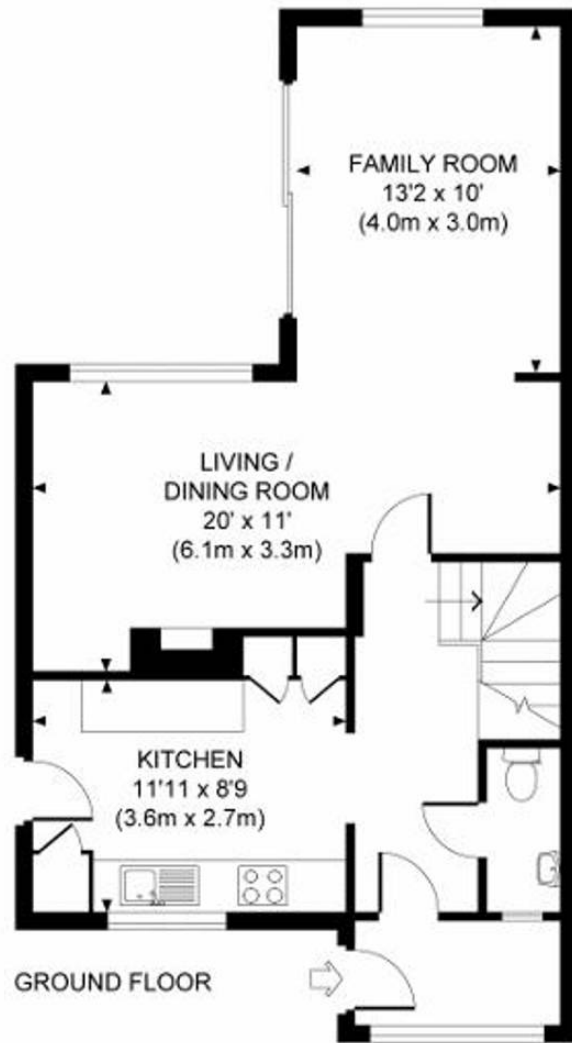


Sandrocks Way is a cul-de-sac just off Sandy Vale located close to Rocky Lane (A272 relief road) and the Vale Surgery on the southern side of town within a short walk of the hospital. This popular residential area is conveniently placed within walking distance (15 minutes) of the town centre and the mainline railway station (20/25 minutes). The town has numerous primary schools, a 6th form college and 2 secondary schools. The property falls into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield and children generally catch a school bus close by. A regular bus service runs down Bolding Way linking with the town centre, railway station and neighbouring districts. Open countryside including Ashenground Woods is close by and the town also has numerous large parks and a state of the art leisure centre.

Distances: on foot/car/rail (in approximate miles)

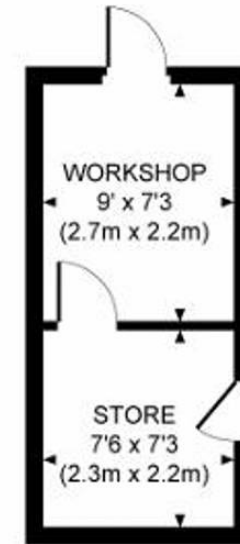
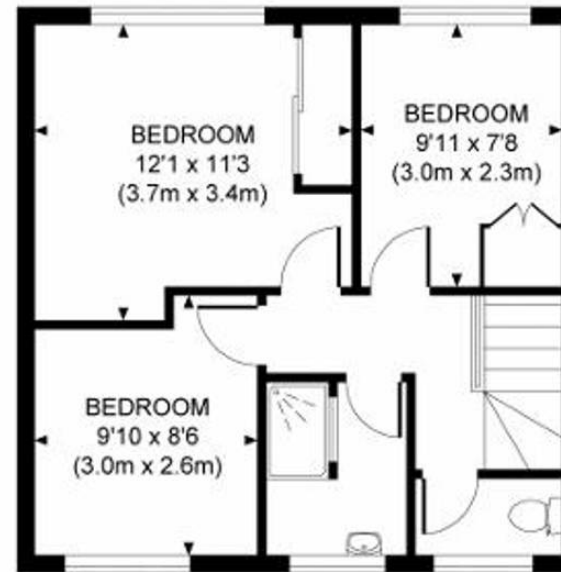
Princess Royal Hospital 0.8, Railway Station 1.4 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Wivelsfield Station 2.7, Oathall Community College 1.6, Warden Park Secondary Academy 2.9, A23 at Bolney 6, Brighton seafront 13, Gatwick Airport 15





Approximate Gross Internal Area
967 sq ft / 89.9 sq m

Approximate Gross Internal Area Outbuildings
121 sq ft / 11.2 sq m



Mansell McTaggart Haywards Heath

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