



2 Kents Mews, Haywards Heath, West Sussex RH16 4WS

Guide Price **GUIDE PRICE ... £375,000-£400,000**



**MANSELL
McTAGGART**
Trusted since 1947



A thoughtfully designed 2/3 bedroom detached house in a small courtyard setting of just 3 similar houses tucked away off Kent Road on the southern side of town with a short walk of the main shopping areas, the Princess Royal Hospital, St Wilfrid's Primary School and just over 1 mile from the railway station.

- 1 of 3 detached houses in a quiet courtyard setting
- Built in 2017 to an imaginative design
- Approximately 892 ft.² of accommodation
- Fabulous family sized kitchen/dining room with granite tops and integrated appliances
- Separate lounge, spacious hall, cloakroom
- 2 doubles and 1 single bedroom/study
- Lovely bathroom with contemporary white suite
- Gas heating to radiators, double glazed windows
- 22' x 12' courtyard style garden with shed
- Allocated parking space
- Remainder of an NHBC guarantee
- EPC rating: B - Council Tax Band: E

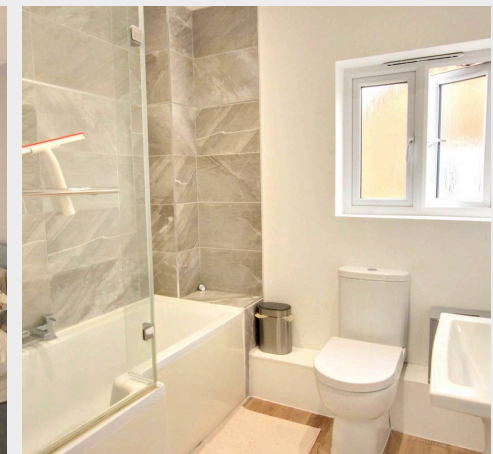
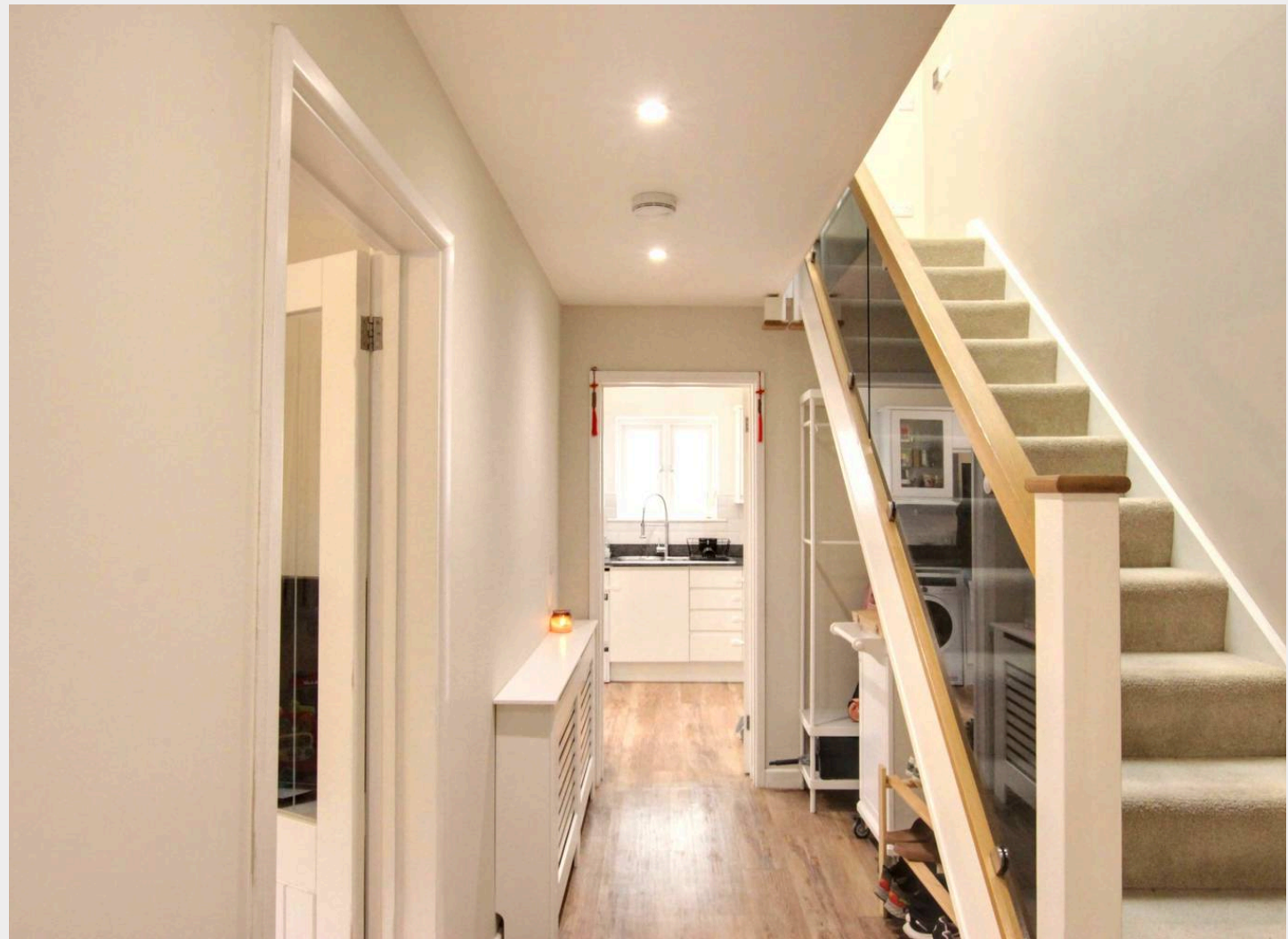


Kents Mews is tucked away off Kents Road which in turn is located off Triangle Road just to the south of the main shopping areas of South Road. The hospital can be swiftly accessed on foot via an alleyway at the top of Kents Road which links with Colwell Road. The town has an extensive range of shops and the Broadway has an international array of restaurants, cafes and bars. There is a leisure centre, numerous sports clubs and leisure groups and there is also a privately run 18m indoor swimming pool at Southdowns Park nearby. There are 3 primary schools within walking distance and children from this side of town generally fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield or Warden Park Secondary Academy in Cuckfield. The Central Sussex Sixth Form College is due to re-open in September 2020. The railway station provides fast commuter services to London, Gatwick Airport and Brighton. By road access to the major surrounding areas can be swiftly gained via the B2112, A272 and the A/M23 which lies about 5.5 miles to the west at Bolney. There are several beauty spots within a short drive which include both Ditchling and Chailey common nature reserves, the 180 acre Ardingly Reservoir, The Ashdown Forest and the South Downs National Park.

Distances in approximate miles

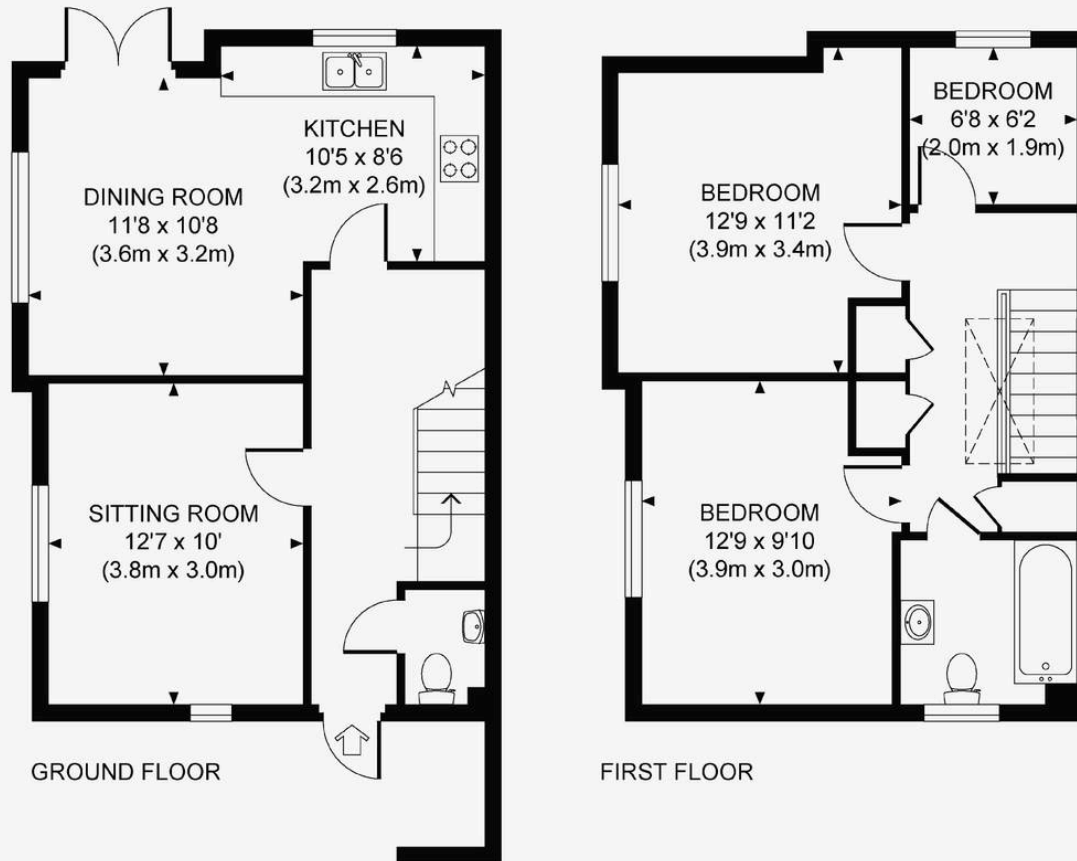
By rail: Haywards Heath Railway station 0.9 miles
(London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins)

By car: A23 at Bolney 5.5 Gatwick airport 13 Brighton
seafront 15 Central London 40





Approximate Gross Internal Area
892 sq ft / 82.9 sq m



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