



5 Bowden Way, Haywards Heath, West Sussex RH16 4UA

£350,000



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A 2 double bedroom mid-terraced house with a sunny south facing rear garden built in 2012 and presented in an immaculate decorative order throughout situated on this popular development off the top end of Fox Hill on the town's southern edge close to the hospital and school bus stops.

- Modern 2 double bedroom terraced house
- Built-in 2012 by Crest Nicholson
- Immaculate and neutral decor throughout
- Kitchen/dining room with built-in appliances
- Lounge with doors out to rear garden
- 2 large double bedrooms & 1 large bathroom
- 29' x 15' south facing rear garden
- Allocated and visitors parking spaces
- 10 minute walk to the hospital
- New primary school to be built close by
- Warden Park Secondary Academy & Chailey Secondary School bus stops nearby
- Estate charge: approx £390.00 per year
- EPC rating: C - Council Tax Band: C

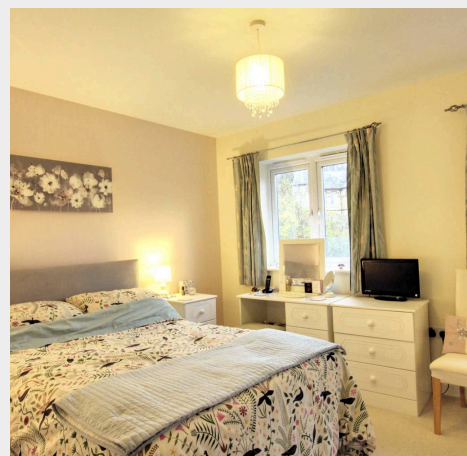


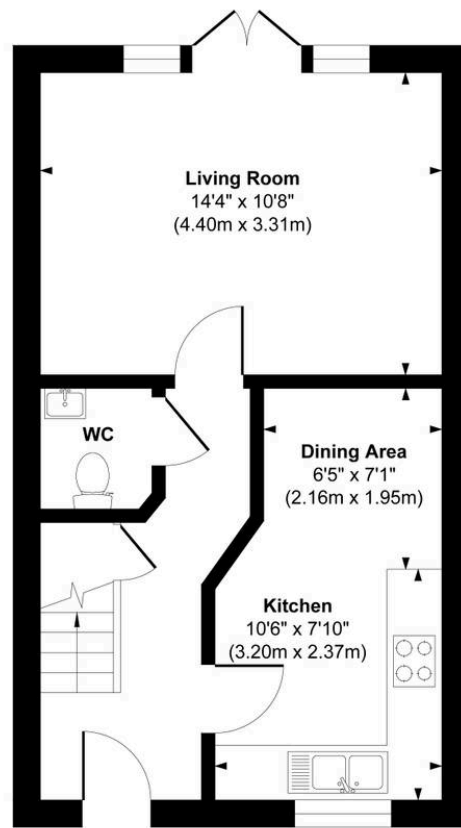
Bowden Way is situated off Kennard Lane which, in turn, is accessed from the roundabout at the southern end of Wivelsfield Road on the town's southern edge close to the hospital and open countryside. The town centre is 0.7 miles to the north and provides an extensive range of shops, stores, restaurants, cafes and bars. Schools are well represented throughout the town and there is a 6th form college and also a leisure centre. The railway station is 1.5 miles distant and a regular bus service runs close by linking with the town, station, the neighbouring districts and Brighton. By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 6/7 miles to the west at Bolney or Warninglid. The Haywards Heath relief road gives residents from this side of town far swifter vehicular access out to the A23, Gatwick and the M25.

Distances in approximate miles on foot/car/train

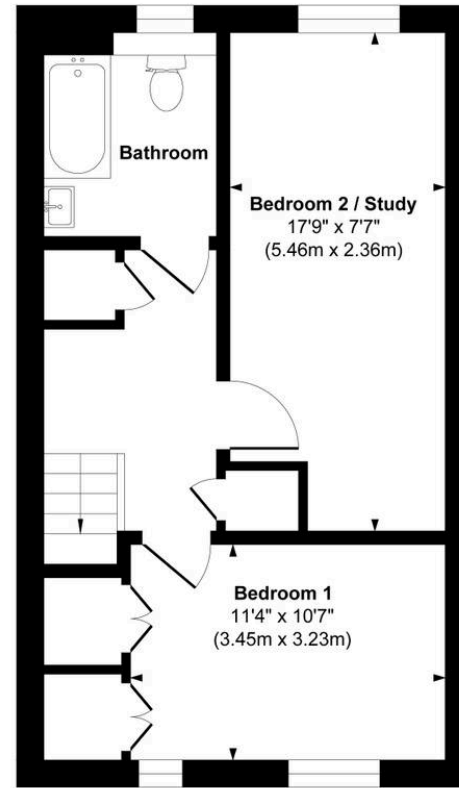
Schools: St Wilfrid's Primary (0.6), St Joseph's RC Primary (0.8), Northlands Wood (0.8), Warden Park Primary Academy (0.9), Oathall Community College (1.5), Warden Park Secondary Academy in Cuckfield (2.5). A school bus service runs close by for Warden Park and Chailey Secondary Schools.

Station: Haywards Heath mainline railway station (1.5 miles) offering fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)





Ground Floor
 Approximate Floor Area
 377 sq. ft
 (35.06 sq. m)



First Floor
 Approximate Floor Area
 377 sq. ft
 (35.06 sq. m)

Approximate Gross Internal Floor Area 755 sq. ft / 70.13 sq. m

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

Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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