



11 Lowfield Road, Haywards Heath, West Sussex RH16 4DW

Guide Price £550,000 - £575,000

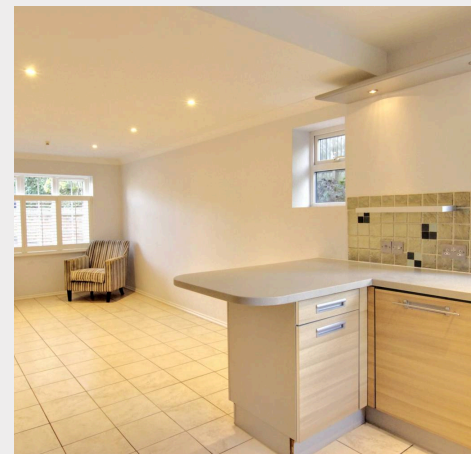


**MANSELL
McTAGGART**
Trusted since 1947



A fabulous 5 bedroom semi-detached house of approximately 1700 ft.² occupying a very large west facing plot tucked away in a cul-de-sac just to the south side of the town centre within a short walk of the hospital, St Wilfrid's Primary School and just 1.2 miles walk to the railway station.

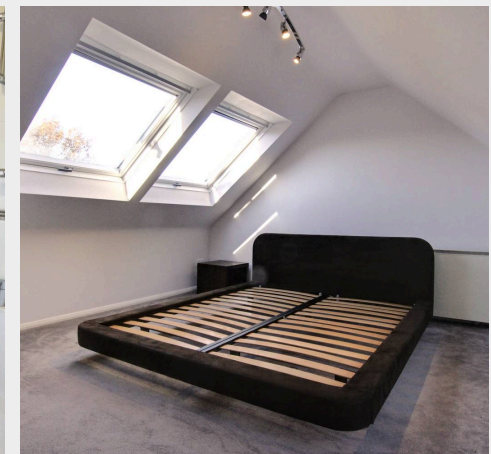
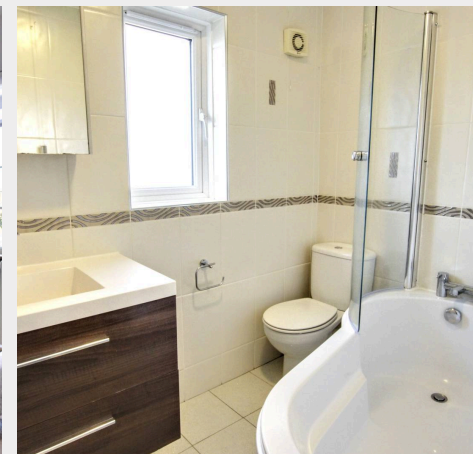
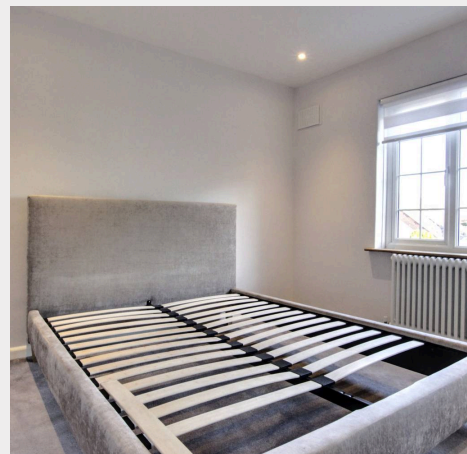
- Very spacious home in quiet cul-de-sac
- Close to hospital, schools & 1.2 miles from railway station
- Plenty of private driveway parking
- 80' x 60' West facing rear garden
- Enormous family sized kitchen/living room, utility and cloakroom
- Lounge with wood burning stove & playroom
- 4 1st floor bedrooms and bathroom
- Top floor bedroom and second bathroom
- Very clean and tidy with neutral decorations
- For sale with immediate vacant possession
- EPC rating: C - Council Tax Band: E

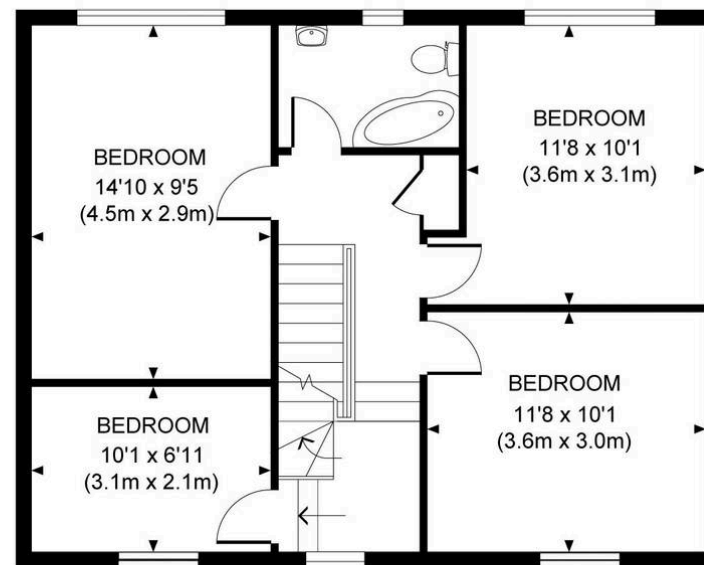
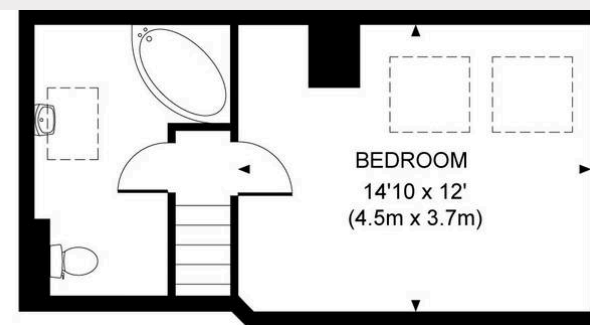
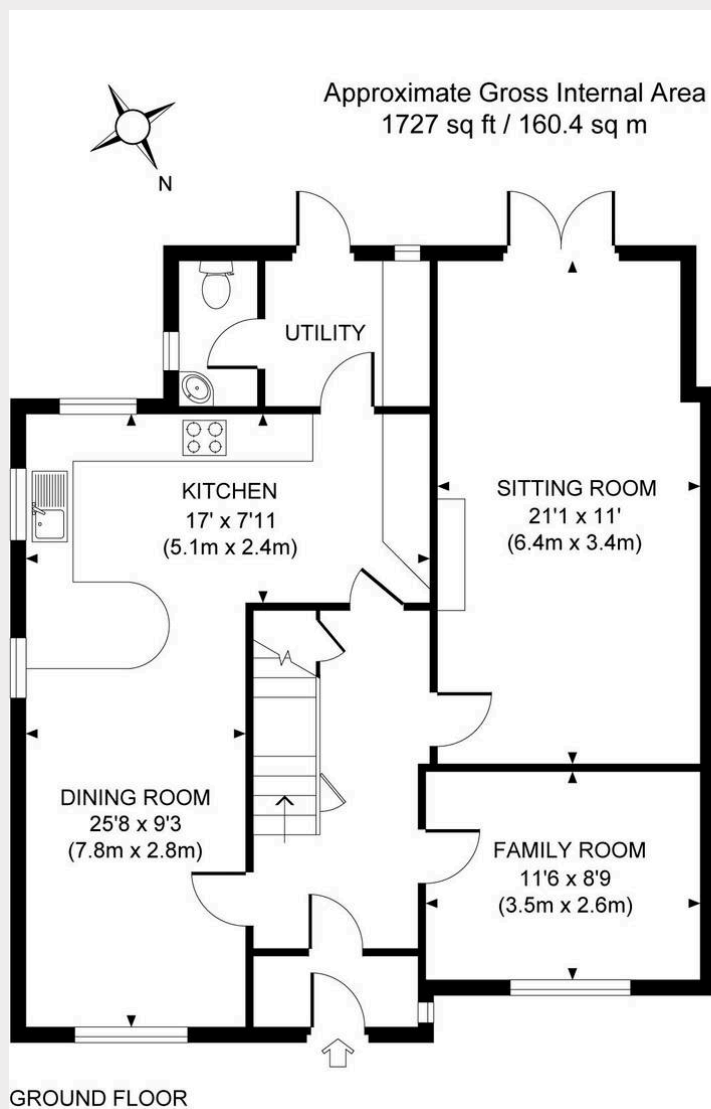


The property is located in a cul-de-sac in this established part of town just to the south/east of the town centre between the main shopping areas and the hospital, with a regular bus service running from Franklynn Road linking the station and neighbouring districts. Local facilities include a Cooperative store and late night petrol station and within a 5/10 minute walk you have the main shopping areas of South Road, the Princess Royal Hospital, Birch Hotel and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.3 miles). The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs and a state of the art leisure centre. The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and there is a Sainsbury's Superstore just a little further on under the railway bridge. By road access to the major surrounding areas can be gained via the B 2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

Distances (in approximate miles on foot/train/car)

Schools: St Wilfrid's Primary (0.4), St Joseph's RC Primary (0.5), Northlands Wood Primary (0.8), Warden Park Primary Academy (0.6), Warden Park Secondary Academy (2), Oathall Community College (1.3) Haywards Heath Railway Station (1.2), Waitrose (1.2), Sainsbury's Superstore (1.25), Gatwick Airport (14), Brighton seafront (14), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north





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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.