



2 Swainsthorpe Close, Haywards Heath, West Sussex RH16 3LA

Guide Price £400,000 - £415,000 ... Freehold

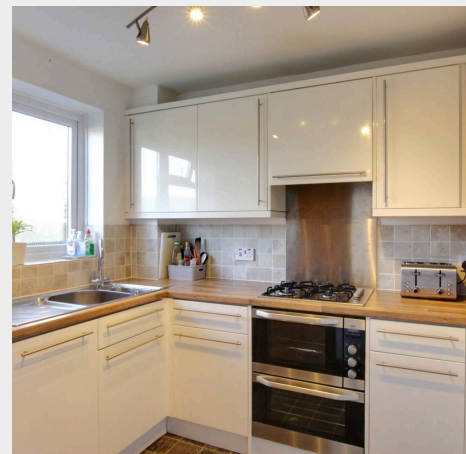
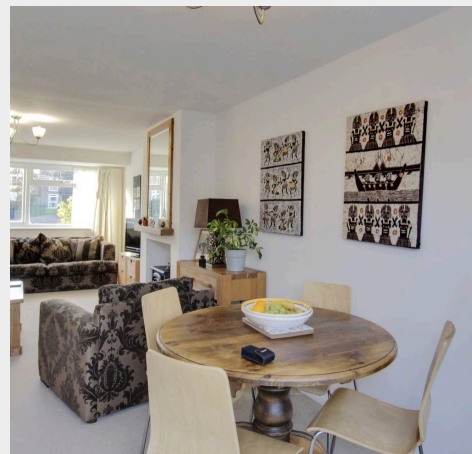


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A 3 bedroom semi-detached house with plenty of private driveway parking and an attached single garage (offering great potential for conversion into another room STPP) in the popular Priory Area close to the town centre, the hospital and within walking distance of good schools and the station.

- Immaculate home in popular residential area
- Very close to town centre and hospital
- Close to St Wilfrid's, St Joseph's & Warden Park Academy primary schools
- Within 1 mile of the mainline railway station
- 26' x 26' fully enclosed rear garden
- Plenty of private driveway parking & garage
- Long lounge/dining room with doors to garden
- Kitchen & bathroom refitted a few years ago
- 2 doubles & 1 single bedroom/home office
- EPC rating: C - Council Tax Band: D

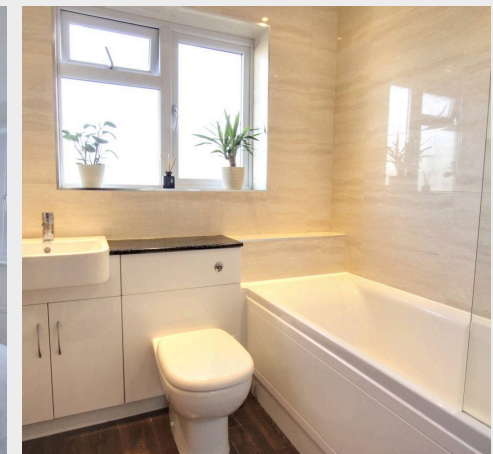
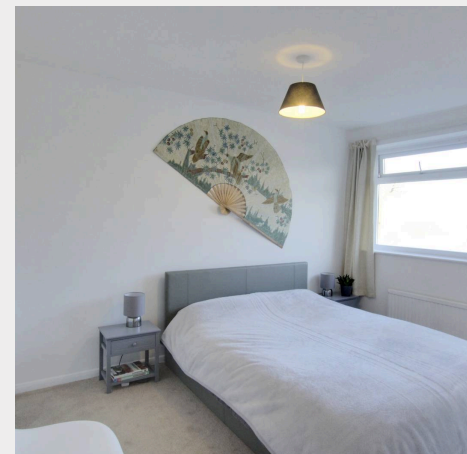


Swainsthorpe Close is a short cul-de-sac of modern houses of similar style and size which, in turn, is located off Priory Way just to the south east of the main town centre. The town's main shopping areas of South Road and The Orchards are within 0.25 miles and provide an extensive range of shops, stores and coffee shops. The Broadway is just a little further and offers a range of restaurants, cafes and bars. The railway station is 1 mile away (on foot). Schools are well represented throughout the town and the property is within walking distance of several primary schools. Children from this side of town fall into the catchment area for Oathall Community College. The town has a 6th form college, numerous leisure groups, sports clubs and a leisure centre. A regular bus service runs close by linking with the station, the hospital, the neighbouring districts and Brighton. By road, access to the major surrounding areas can be gained via the A272 (the new Haywards Heath/A272 relief road is now open) and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney or Warninglid.

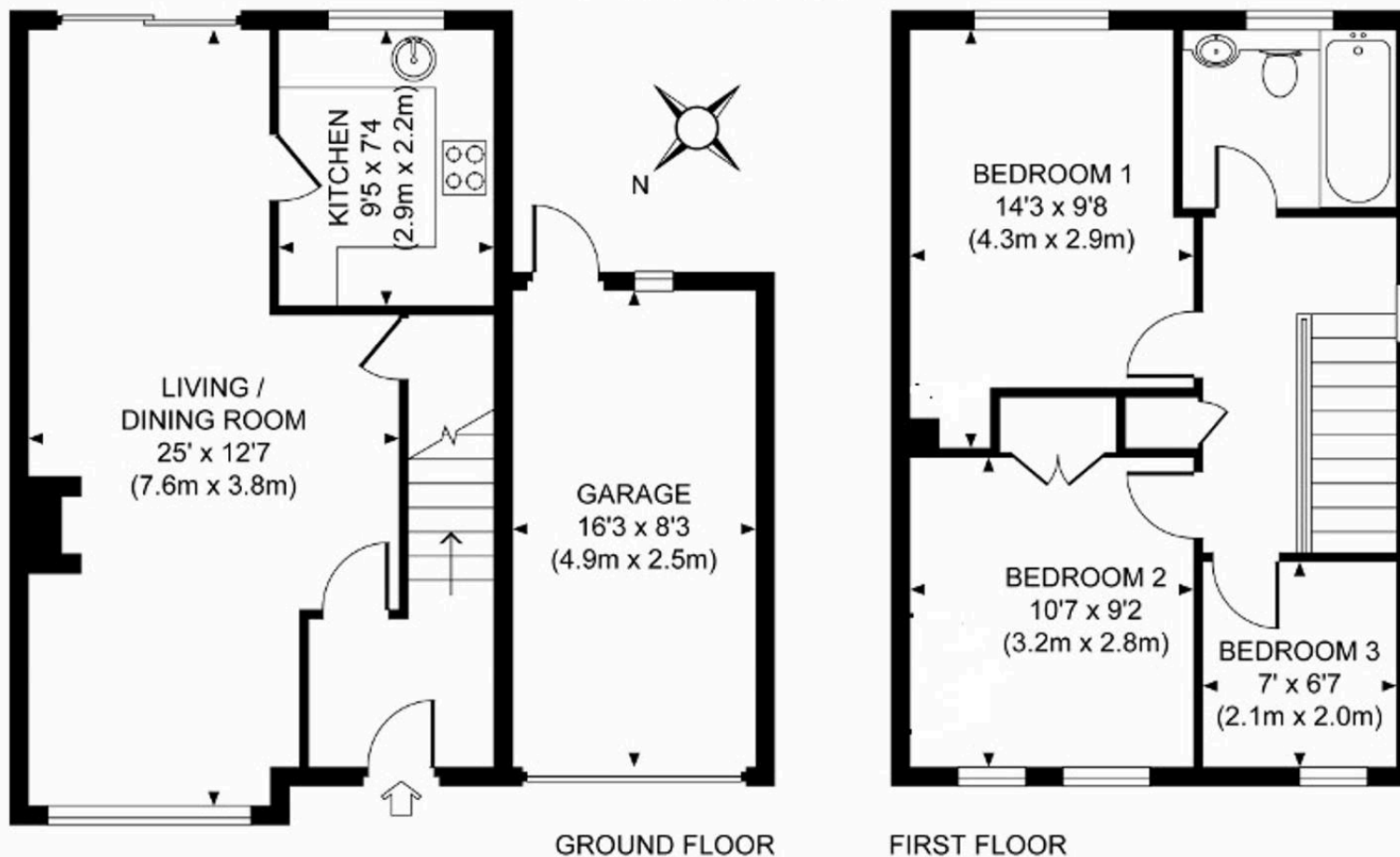
Distances in approximate miles:-

Schools: St Wilfrids Primary (0.4), St Joseph's R C Primary (0.25), Warden Park Primary Academy (0.3), Oathall Community College (Lindfield - 1), Warden Park Secondary Academy (Cuckfield - 2)

Station: Haywards Heath mainline railway station (1 mile) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south east (Brighton 20 mins).



Approximate Gross Internal Area
961 sq ft / 89.3 sq m



Mansell McTaggart Haywards Heath

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