



14 Sunnywood Drive, Haywards Heath, West Sussex RH16 4PF

Guide Price £600,000

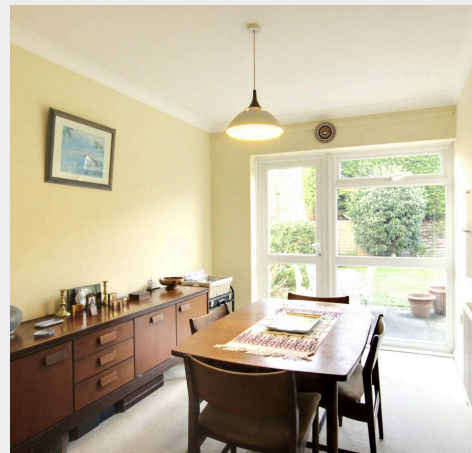


**MANSSELL
McTAGGART**
Trusted since 1947



A 4 double bedroom detached family house which has been owned by the same family since it was built in the 1970s, in this fabulous location just to the south of Victoria Park ideally placed close to the town centre shops, schools and railway station. No onward chain

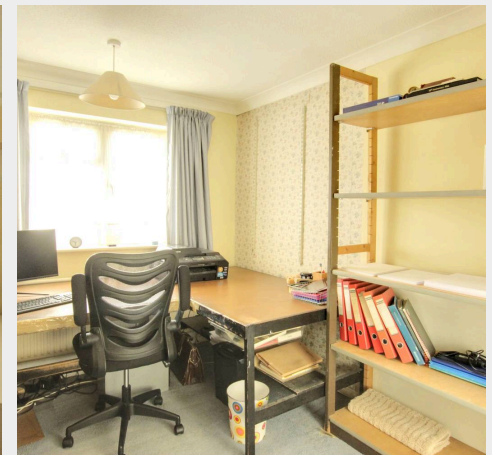
- Detached family home in prime location
- Very close to Victoria Park & town centre shops
- 0.8 mile walk to the railway station
- Walking distance of several primary schools
- Warden Park Secondary Academy catchment
- Private driveway
- Double garage with electric door
- Large lounge, separate dining room & kitchen
- Master bedroom with en-suite shower room
- 41' wide x 31' deep fully enclosed rear garden
- Very clean, tidy and neutral decor throughout
- Great potential for extending STPP
- EPC rating: D - Council Tax Band: F

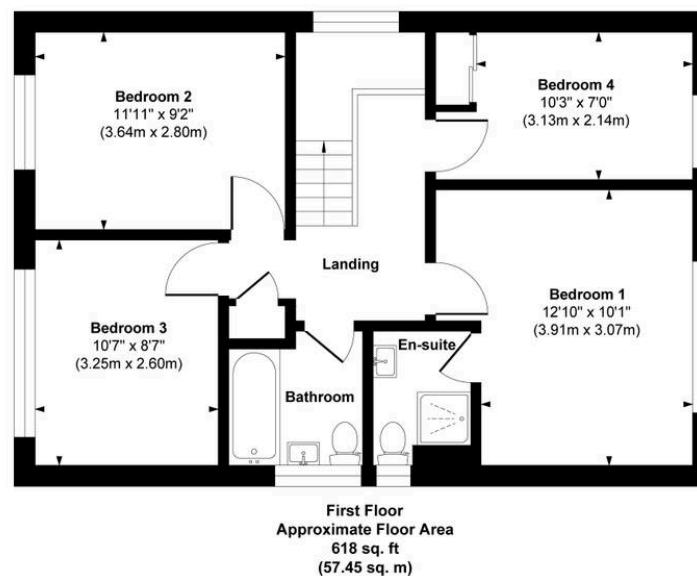
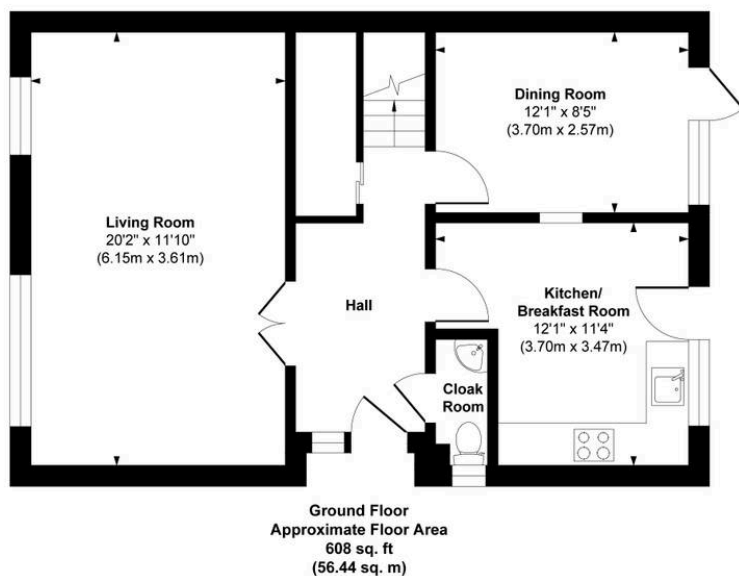


The property is located at the northern end of Sunnywood Drive which is an established residential area on the south side of Victoria Park within a 5 minute walk of the town's main shopping areas of South Road. Victoria Park has large open spaces, play areas, tennis courts, skate park and a cafe. The town has an extensive range of shops and stores whilst the fashionable Broadway has several restaurants, cafes and bars. The railway station is just 0.7 miles on foot and provides fast commuter links to London, Gatwick Airport and Brighton. Schools are well represented throughout the town and the property is within an easy walk of several primary schools including the Warden Park Primary Academy, St Joseph's (RC) and St Wilfrid's (CofE). Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. However, some children go onto Oathall Community College with its farm in neighbouring Lindfield. The local area is well served with some excellent independent schools all of which have a school bus service with pick up points nearby. The town has numerous leisure groups, sports clubs and a state of the art leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies approximately 5.5 miles to the west at Bolney or Warninglid.

Distances (miles on foot/by car or train)

Haywards Heath railway station 0.7 (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), St Joseph's RC Primary 0.6, St Wilfrid's Primary 0.7, Warden Park Primary Academy 0.7, Warden Park Secondary Academy 1.9, Oathall Community College 1.2. A23 Bolney 5.5, Gatwick Airport 13, Brighton Seafront 14





Approximate Gross Internal Floor Area 1226 sq. ft / 113.89 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

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.