



16 Sergison Road, Haywards Heath, West Sussex RH16 1HX

£585,000

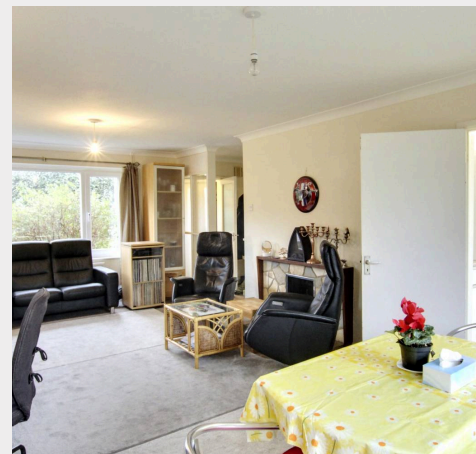


**MANSELL  
McTAGGART**  
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A large 3 double bedroom detached house offering very spacious accommodation now requiring general modernisation throughout, situated on the desirable western side of town within a very short walk of the town centre and railway station.

- Detached house in prime west side location
- Would ow benefit from general updating
- Potential for garage conversion/extension STPP
- 0.4 mile walk to the railway station
- 48' x 40' wide (narrowing to 29') rear garden
- Entrance hall – cloakroom – kitchen
- Triple aspect living room with open fireplace
- 3 large double sized bedrooms
- Harlands & Warden Park Secondary School catchment
- Short walk to Leisure Centre & 6th Form College
- EPC rating: E – Council Tax Band: E



The property is located midway along Sergison Road on the town's desirable west side. On foot, the railway station is within 0.4 miles and provides fast commuter links to London, Gatwick airport and Brighton. An alleyway from Lucastes Avenue leads through to the Dolphin Leisure Centre with its wonderful sports facilities including swimming pools. There are shops within walking distance including the large Sainsbury's Superstore and the Waitrose store (adjacent to the station). Children from this side of town generally fall into the catchment area for Harlands Primary School in Penland Road and go onto Warden Park Secondary Academy in neighbouring Cuckfield. The local area is well served by some excellent independent schools including Great Walstead, Cumnor House, Ardingly College, Worth and Burgess Hill Girls. These and some of the County's other excellent schools including Brighton College, Roedean, Lancing College and Bedes all run a school bus service with pick up points close by. The town centre with its numerous shops, stores, restaurants, cafes and bars is 0.6 miles on foot. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M 23, the latter lying approximately about 5.5 miles to the west at Bolney or Warninglid.

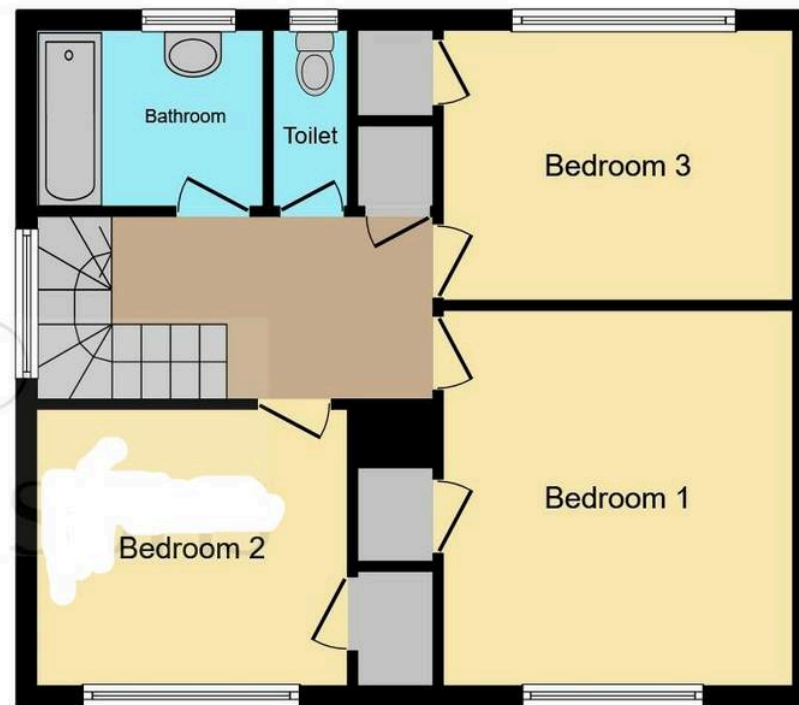
#### **Distances (approx in miles)**

Railway station 0.4 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Harlands Primary School 0.9, Warden Park Secondary Academy 1.3 (on foot via Blunts Wood), A23 Bolney 5.5, Brighton seafront 14.5, Gatwick Airport 12, Central London 40





**Ground Floor**



**First Floor**

Total floor area 107.1 sq.m. (1,153 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Mansell McTaggart Haywards Heath

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