



9 Sandy Vale, Haywards Heath, West Sussex RH16 4JH

Guide Price £400,000-£425,000



**MANSELL  
McTAGGART**  
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A 3 double bedroom end of terrace house with an extended ground floor and glazed garden room, a 34' x 32' L-shaped rear garden, driveway and garage alongside situated in this popular cul-de-sac on the town's south side.

- Larger than an average end of terrace house
- Popular cul-de-sac on southern side of town
- Ground floor extended to provide larger living accommodation
- Spacious entrance hall, cloakroom & garden room
- Living/dining room
- Family sized kitchen/breakfast room
- 3 double bedrooms
- Refitted shower room
- Walking distance of several primary schools
- Warden Park Secondary Academy School catchment area
- Walking distance of town and hospital
- EPC rating: C - Council Tax Band: D



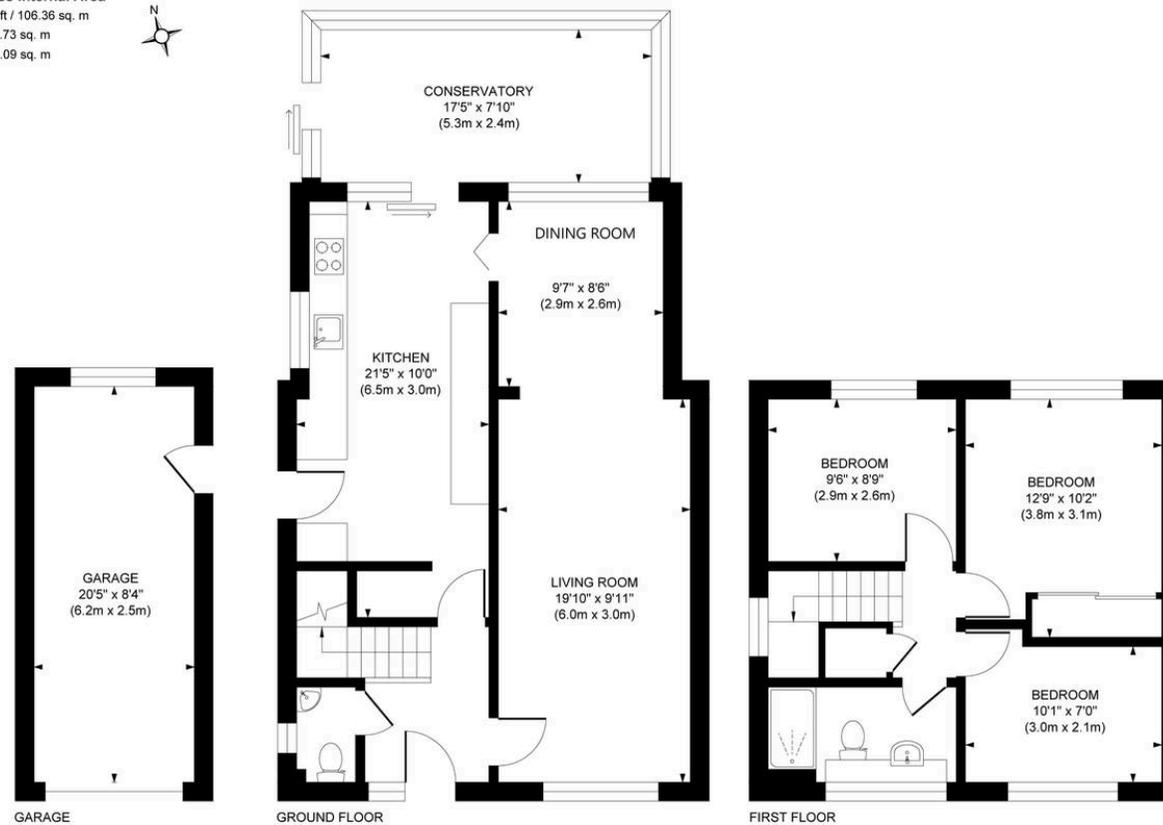
Sandy Vale is located off Vale Road close to Rocky Lane (A272 relief road) and the Vale surgery on the southern side of town within a short walk of the hospital. This popular residential area is conveniently placed within walking distance (15 minutes) of the town centre and the mainline railway station (20/25 minutes). The town has numerous primary schools, a 6th form college and 2 secondary schools. The property falls into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. A regular bus service runs down Bolding Way linking with the town centre, railway station and neighbouring districts. Open countryside is close by and the town also has numerous large parks, woodland and a state of the art leisure centre.

**Distances: on foot/car/rail (in approximate miles)**

Princess Royal Hospital 0.8, Railway Station 1.4 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Wivelsfield Station 2.7, Oathall Community College 1.6, Warden Park Secondary Academy 2.9, A23 at Bolney 6, Brighton seafront 13, Gatwick Airport 15.



**Approximate Gross Internal Area**  
Main House 1145 sq. ft / 106.36 sq. m  
Garage 169 sq. ft / 15.73 sq. m  
Total 1314 sq. ft / 122.09 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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