



18 Hanbury Lane, Haywards Heath, West Sussex RH16 3HU

Guide Price £475,000 - £500,000



**MANSELL
McTAGGART**
Trusted since 1947



A spacious 4 double bedroom terraced house of over 1400 ft.² which has been extended to create a fabulous kitchen/family area with bifold doors out to the south facing rear gardens on the rejuvenated east side of town backing onto the Barn Cottage recreation ground and within a short walk of Lindfield High Street via the Scrase Valley nature reserve, local shops, excellent schools and just under 1 mile from the railway station.

- Substantial family home on the east side of town
- Backing onto Barn Cottage recreation ground
- Easy walk into Lindfield via nature reserve
- Extended ground floor accommodation
- Fabulous kitchen/living area with bifold doors
- Living room with open fire
- Separate utility room
- 4 large bedrooms and family bathroom
- 36' x 29' south facing garden with parking
- Short walk of several good schools
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: C



Hanbury Lane is a continuation of Washington Road leading off Oathall Avenue on the rejuvenated east side of town, ideally placed on the Haywards Heath/Lindfield borders. Haywards Heath's mainline railway station is within a mile and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). A pathway just to the west leads through the Scrase Valley Nature Reserve and offers swift pedestrian access through to Lindfield's picturesque High Street and Common where there is a traditional range of shops, pubs, boutiques, restaurants and cafes. Local facilities include; a parade of shops in nearby America Lane and the greatly improved Warden Park Primary Academy School. Haywards Heath town centre is within a mile and offers an extensive range of shops, stores, restaurants, cafes, bars, 6th form college and leisure centre. A regular bus service runs along Hanbury Lane linking with the town centre, station and neighbouring districts. By road, access to the major surrounding areas can be gained via the B2036, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.

Distances (in miles approx.)

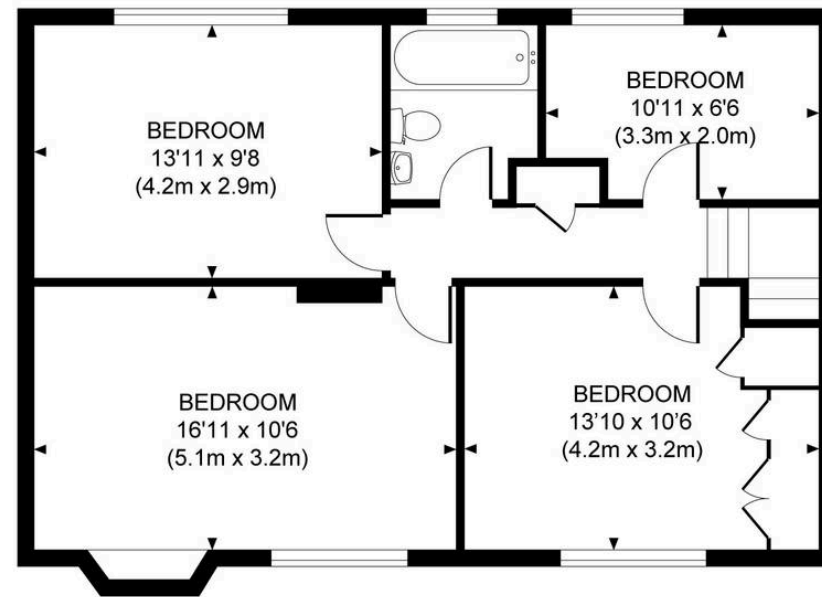
Warden Park Primary Academy (0.7) Children attending the Primary Academy can go on to attend Warden Park Secondary Academy in Cuckfield St Wilfrid's Primary (0.9) Blackthorns & Lindfield (both 0.7) St Joseph's RC Primary (0.9) Warden Park (Secondary) Academy in Cuckfield (2.5) Oathall Community College (closest Secondary School - 0.4) St Paul's RC Secondary College in Burgess Hill (5.0) Railway station 1.0 (via Clair Park) A23 Bolney 6 Gatwick Airport 16 Brighton seafront 14





GROUND FLOOR

Approximate Gross Internal Area
1426 sq ft / 132.5 sq m



FIRST FLOOR

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

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