



**62 Sunnywood Drive, Haywards Heath, West Sussex RH16 4PF**

Guide Price £475,000 - £500,000



**MANSELL  
McTAGGART**  
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A 4 bedroom, 2 bathroom semi-detached family home with a 118' x 36' west facing rear garden, driveway and garage alongside in this popular residential area, conveniently placed just to the south of Victoria Park and the main town centre yet within walking distance of several schools and just 0.9 miles from the railway station.

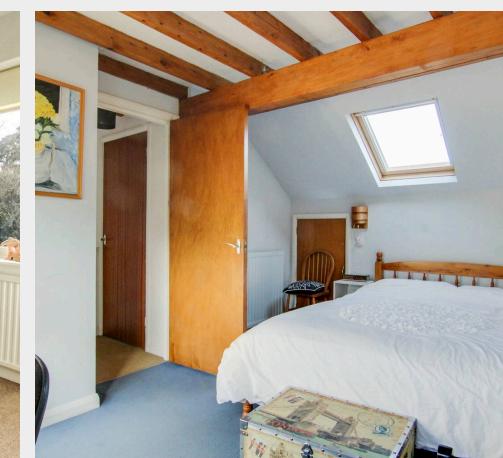
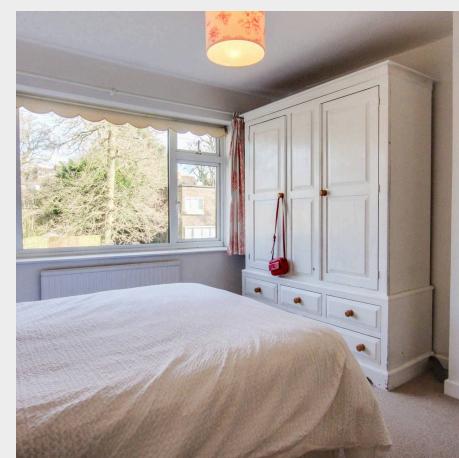
- Extended 4 bedroom home in popular area
- Fabulous long garden with wooded outlook
- Great location close to town centre & Victoria Park
- 0.9 mile walk to the railway station via park
- Owned by the same family since 1980
- Double aspect lounge/dining room with fireplace
- 2 doubles and 1 single bedroom on first floor
- Loft converted to create huge master suite
- Potential for updating & further enlargement STPP
- Catchment area for both Warden Park schools
- EPC rating: E - Council Tax Band: D



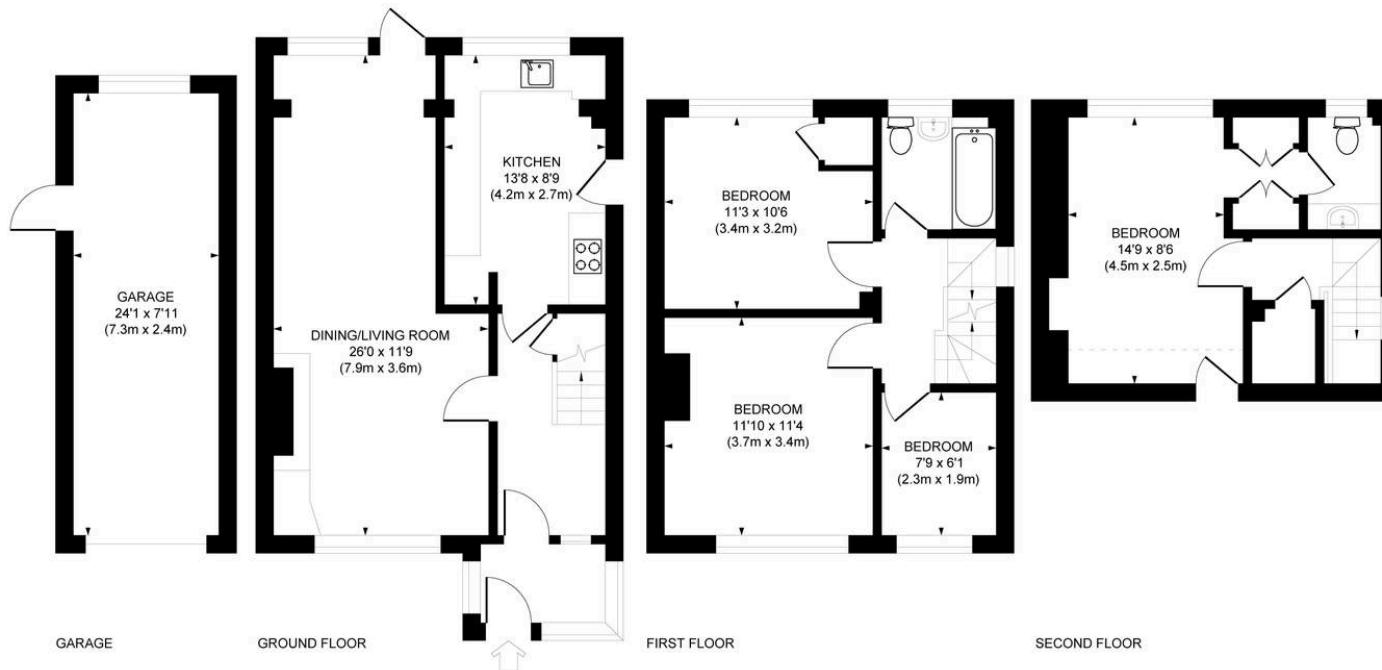
Sunnywood Drive is located on the southern side of Victoria Park and runs between Park Road and Ashenground Road within a 5/10 minute walk of the town's main shopping areas of South Road. Victoria Park has large open spaces, children's play areas, tennis courts, skate park and a cafe. The town has an extensive range of shops and stores whilst the fashionable Broadway has several restaurants, cafes and bars. The railway station is just under a mile on foot via Victoria Park 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), Bolnore Village and St Wilfrid's. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. However, some children go to Oathall Community College with its farm in neighbouring Lindfield. There is also a 6th form college. The town has numerous leisure groups, sports clubs and a 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 0.9 via Victoria Park (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), St Joseph's RC Primary 0. 7, St Wilfrid's Primary 0.75, Warden Park Primary Academy 0. 8, Warden Park Secondary Academy 1.9, Oathall Community College 1.2, 6th Form College (1.1), A23 Bolney 5.5, Gatwick Airport 13, Brighton Seafront 1



Approximate Gross Internal Area  
Main House 1166 sq. ft / 108.37 sq. m  
Garage 190 sq. ft / 17.68 sq. m  
Total 1356 sq. ft / 126.05 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.

## Mansell McTaggart Haywards Heath

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