



**1 The Pines, Haywards Heath, West Sussex RH16 3TX**

Guide Price £335,000 - £345,000





An immaculate, newly refurbished 2 bedroom end of terrace house with a 40' x 17' rear garden and three parking spaces which has been the recent subjects of a major enlargement program and ideally located in a cul-de-sac within the popular Northlands Wood area close to a good primary school, local shops, countryside and within walking distance of the pretty village of Lindfield.

- Refurbished and significantly extended 2 bed house
- Virtually brand-new fittings throughout
- Private parking for 3 cars
- 40' x 17' rear garden - with insulated shed/office
- Fabulous open plan living area with doors to garden
- New kitchen with full range of appliances
- 2 big bedrooms with fitted wardrobes
- New bathroom and downstairs cloakroom
- Close to local shop and The Snow Drop Inn pub
- Easy walk to Lindfield and hospital
- Viewing highly recommended
- Council Tax Band 'B' and EPC 'C'



The Pines is a short cul-de-sac close to a large open green which runs off Cedar Way which, in turn, runs off Beech Hill on the town's south eastern edge. The Northlands Wood area is particularly popular with families and those working at the Princess Royal Hospital 0.5 miles distant) and local facilities include a Tesco Express, pharmacy and medical centre. A regular bus service runs close by linking with the town centre, the railway station and the neighbouring districts. The town is about 1 mile distant where there is an extensive range of shops, stores, restaurants, cafes and bars. Northlands Wood Primary School is within a 5 minute walk and children from this side of town go onto Oathall Community College in neighbouring Lindfield. The railway station is approximately 1.75 miles and provides fast commuter links to London, Gatwick and the south coast. The town also has a 6th form college and a leisure centre (The Dolphin Leisure Centre). Access by road to the major surrounding areas can be gained via the new A272 town relief road and the A/M23 which lies approximately 6-7 miles to the west at Bolney.

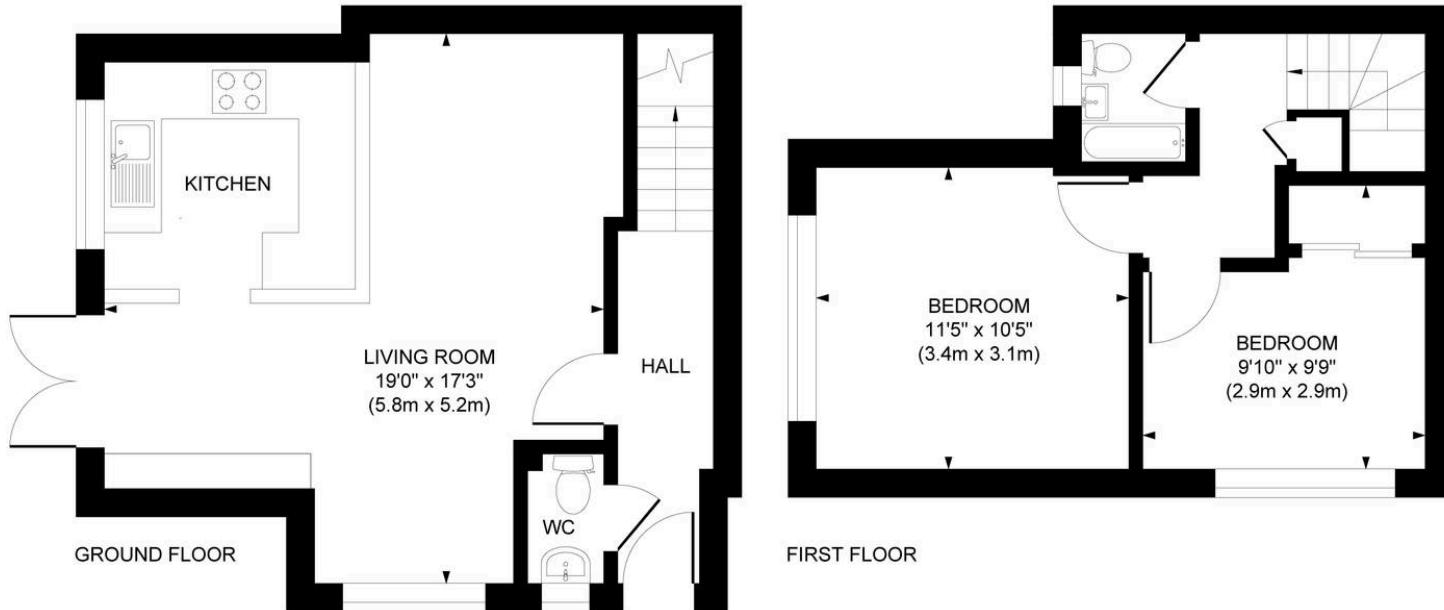
#### Distances in approximate miles-

**Schools:** Northlands Wood Primary (0.15), Oathall Community College (1.0),

**Railway Station:** Haywards Heath (1.75) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area  
642 sq. ft / 59.61 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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