



45 Priory Way, Haywards Heath, West Sussex RH16 3LS

Guide Price £475,000-£500,000



**MANSELL
McTAGGART**
Trusted since 1947



A recently modernised and very well presented detached house tucked away in a cul-de-sac section of the popular Priory area close to the town, hospital and several good primary schools occupying a fabulous plot to include a 50' x 40' L-shaped rear garden, plenty of driveway parking, a garage with utility room and a separate large workshop/studio. Offered for sale with no onward chain.

- Detached house on a very large plot
- Quiet cul-de-sac within the The Priory area
- Easy walk to town centre, hospital & schools
- The subject of numerous improvements
- Beautiful kitchen, bathroom and decorations
- Long driveway and detached garage with utility area
- 50' x 40' L-shaped garden with timber studio
- Quality oak flooring throughout ground floor
- Tremendous potential for extending STPP
- 1.1 mile walk to the railway station
- EPC rating: C - Council Tax Band: D



The property is located in a cul de sac in the middle section of Priory Way in a very popular residential area within easy walking distance of the town centre and hospital. St Wilfrid's, Warden Park Primary Academy and St Joseph's RC primary schools are all within a 10 minute walk and children from this side of town generally go onto Oathall Community College with its farm although those attending the Primary Academy can enrol at the Warden Park Secondary Academy in neighbouring Cuckfield. A regular bus service runs close by linking with all the town's facilities including the railway station.

The town centre has an extensive range of shops, stores, restaurants, cafés and bars. By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 6 miles to the west at Bolney.

Distances (approx in miles on foot/car/rail)

Primary Schools: St Wilfrid's (0.35), St Joseph's RC (0.45), Warden Park Primary Academy (0.4)

Secondary Schools: Oathall Community College (0.7), Warden Park Secondary Academy (2.3).

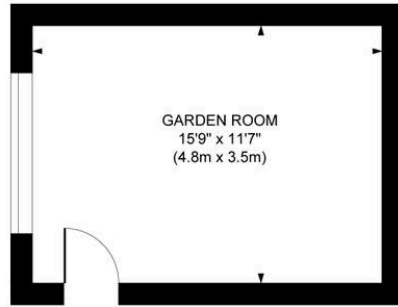
Haywards Heath Railway Station (1.1 miles) provides fast commuter links to London (London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

A23 at Bolney 6, Gatwick Airport 14 and Brighton seafront 14

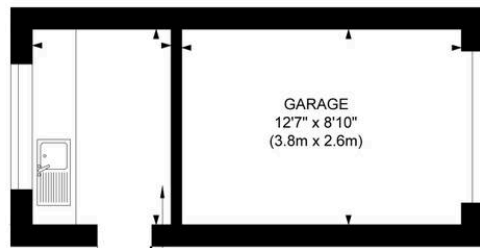


Approximate Gross Internal Area

Main House 884 sq. ft / 82.17 sq. m
Garage 170 sq. ft / 15.78 sq. m
Outbuildings 182 sq. ft / 16.94 sq. m
Total 1236 sq. ft / 114.89 sq. m

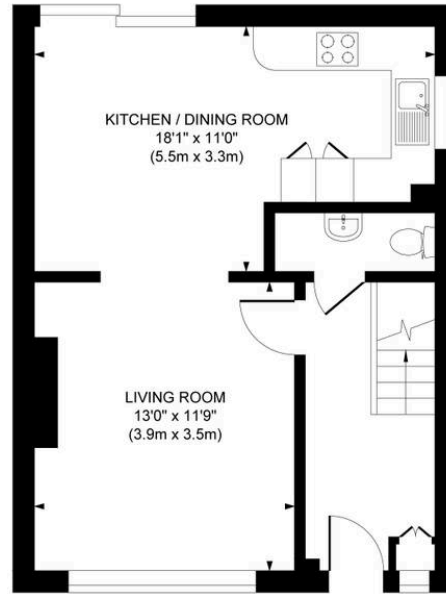


OUTBUILDING

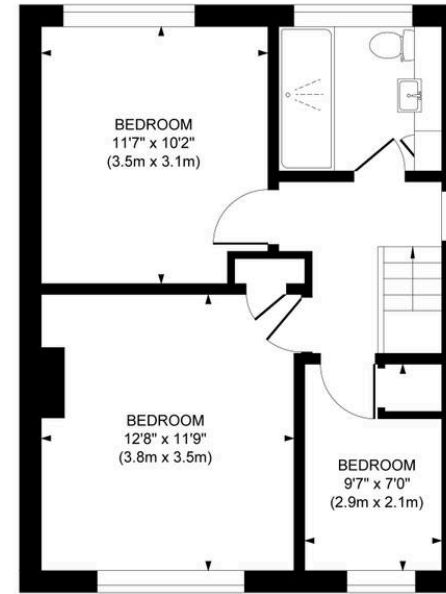


GARAGE

UTILITY ROOM
8'9" x 6'3"
(2.6m x 1.9m)



GROUND FLOOR



FIRST FLOOR

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
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.