



**1 Ryecroft, Haywards Heath, West Sussex RH16 4NW**

Guide Price £375,000 – £385,000



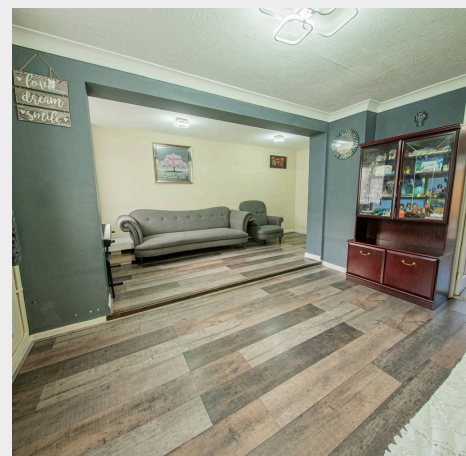
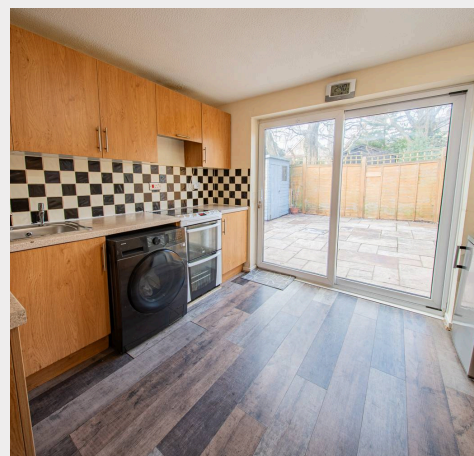
**MANSELL  
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A 3 bedroom end of terrace house ideally situated in this short cul-de-sac off Wood Ride and just south of Victoria Park and therefore very easy for the town centre shops, schools and just a 0.8 mile walk to the railway station.

- Extended end of terrace house
- Front garden
- Parking space directly next door
- 19' x 19' fully enclosed & paved rear garden
- 3 good size bedrooms and bathroom
- Kitchen/breakfast room with doors to rear garden
- Spacious lounge and dining room
- Ground floor cloaks/shower room
- Within 200 yards of Victoria Park
- Very close to the town centre shops
- 0.8 mile walk to the railway station
- EPC rating: D - Council Tax Band: C





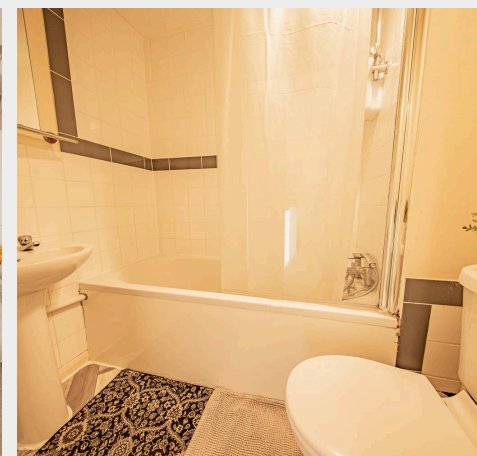
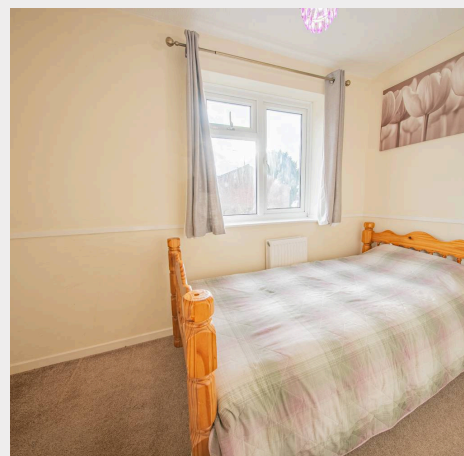
The property is situated in this popular cul-de-sac surrounded by properties of similar style and age. Ryecroft is located off Wood Ride just to the south of Victoria Park and is made up of a selection of houses and apartments which were built in the early 1980s. A footpath links with Park Road which in turn gives access to Victoria Park and also the town centre via Haywards Road. The town provides a range of shops, stores, cafes, restaurants and bars. It also offers some excellent leisure and sports facilities including a leisure centre as well as a 6th form college. The property is within walking distance of several local primary schools and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The mainline station is also within walking distance (0.8 miles) and offers fast commuter links to London.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying just over 5 miles to the west at Bolney or Warminglid.

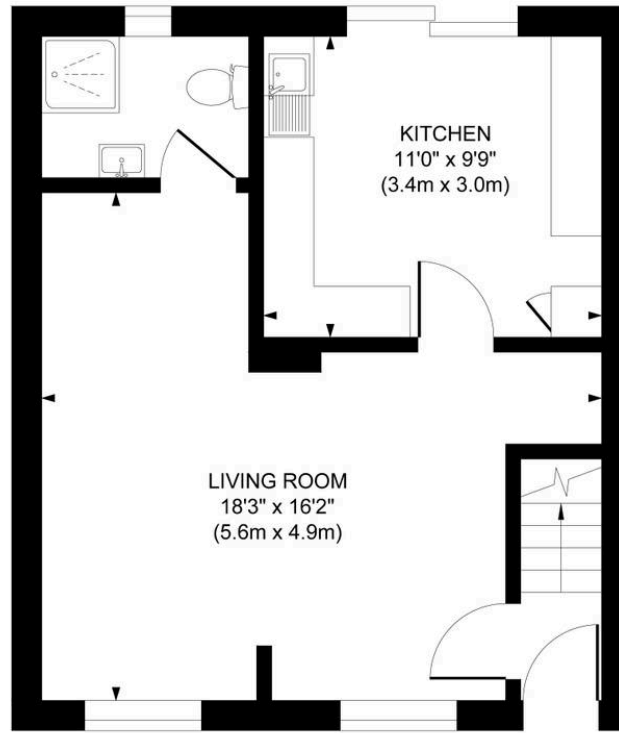
**Distances in approximate miles:-**

Schools - St Wilfrids Primary (0.9), St Joseph's RC Primary (0.5), Bolnore Village Primary (0.8 via Ashenground Woods), Warden Park Primary Academy (0.7), Warden Park Secondary Academy (2.2), Oathall Community College (1.4)

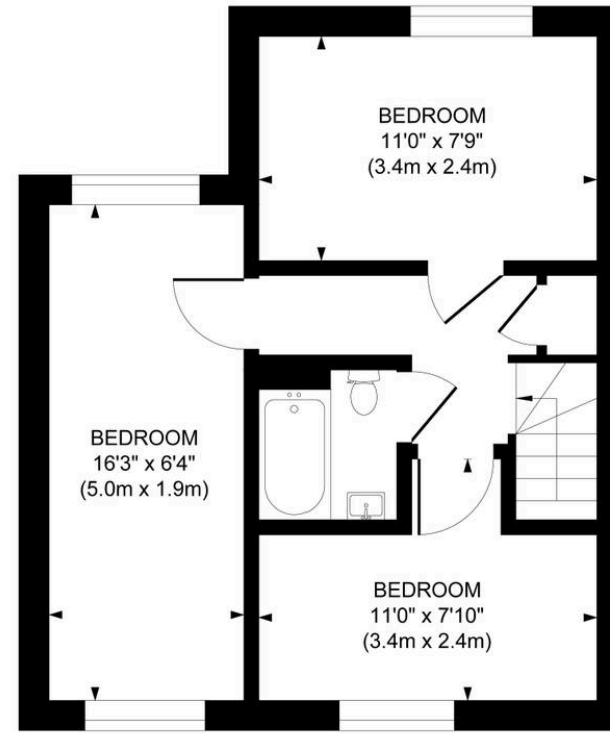
Station - Haywards Heath mainline (0.8) with fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area  
740 sq. ft / 68.77 sq. m



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](mailto:hh@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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