



59 Sheppeys, Haywards Heath, West Sussex RH16 4NP  
£450,000



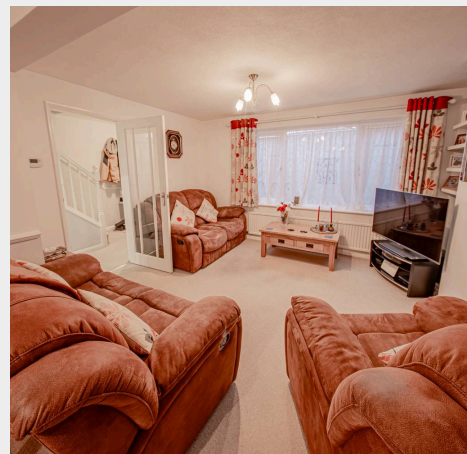
**MANSELL  
McTAGGART**  
Trusted since 1947





An immaculate 3 bedroom semi-detached house owned by the same family for 37 years with plenty of parking, garage, workshop and a 42' x 27' rear garden situated in this established residential area on the southern side of town close to Ashenground Woods.

- Lovely home in popular residential area
- Modernised and presented in immaculate order throughout
- Lounge/dining room & garden room
- Modern kitchen and bathroom fittings
- 3 bedrooms & attic room (ladder access)
- Parking at front - Shared drive to garage
- Fully enclosed rear garden with timber workshop
- Warden Park Secondary Academy School catchment area
- 5 mins walk to Ashenground Woods
- 1.2 mile walk to railway station
- EPC rating: C - Council Tax Band: D



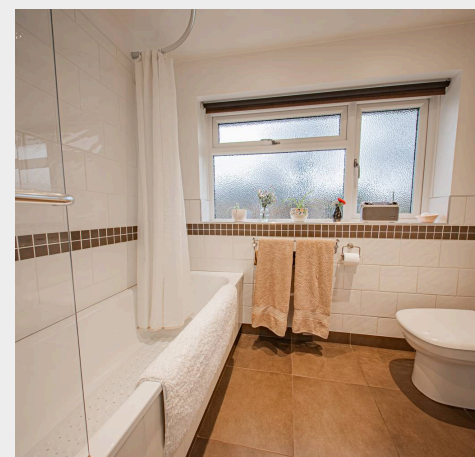
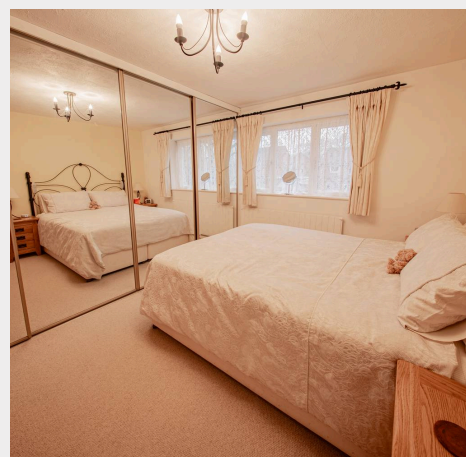


The property is located midway along the road close to Ashenground Woods providing beautiful walking and linking through to Bolnore Village. A regular bus service runs along the road linking with the town centre, the hospital and the railway station which is only 1.2 miles on foot.

There are several primary schools within walking distance including St Wilfrid's, St Joseph's (RC), the Warden Park Primary Academy & Bolnore Village. Children on this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The town has an extensive range of shops, restaurants, cafés and bars, numerous parks and a leisure centre. The railway station provides a fast commuter service to London Bridge/Victoria in 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5.5 miles to the west at Bolney or Warninglid.

**Distances - miles on foot/by car (approx.) :-**

Haywards Heath shopping centre 0.5, Princess Royal Hospital 0.5, Railway Station 1.2, St Wilfrid's Primary School 0.75, St Joseph's RC Primary School 0.75, Bolnore Village Primary School 0.45, Oathall Community College 1.45, Warden Park Primary Academy 0.95, Warden Park Secondary Academy 2.3, A/M23 at Bolney 6, Brighton Seafront 14, 5 miles to Ditchling Common and South Downs National Park, Gatwick Airport 16

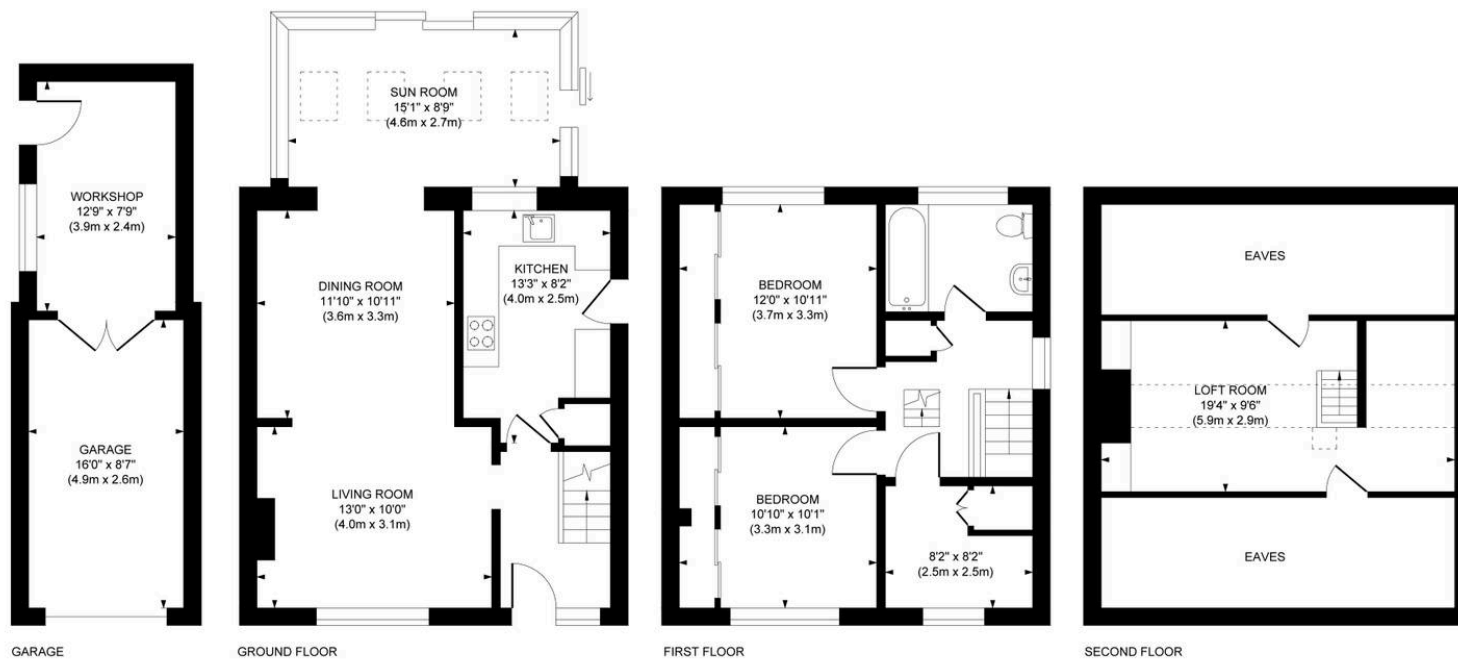


**Approximate Gross Internal Area**

Main House 1211 sq. ft / 112.46 sq. m

Garage 239 sq. ft / 22.23 sq. m

Total 1450 sq. ft / 134.69 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**  
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP  
01444 456431

hh@mansellmctaggart.co.uk

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