



21 Eastern Road, Haywards Heath, West Sussex RH16 3NG

Guide Price £450,000 - £475,000



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A 3 double bedroom semi-detached house with plenty of private driveway parking situated in this desirable and established residential road just to the south east of the town centre and ideally placed close to the hospital, St Wilfrid's Primary School and within an easy walk of the town centre and railway station.

- Larger than average semi-detached house
- Private driveway parking for 3/4 cars
- Partially converted garage, utility, cloakroom
- Big sitting room with wood burning stove
- Family sized kitchen/breakfast room leading onto rear garden
- 3 big bedrooms and large bathroom
- 30' x 23' fully enclosed rear garden
- 2 Minute walk to St Wilfrids Primary School
- 5-10 minute walk to Princess Royal Hospital - 1.2 mile walk to railway station
- EPC rating: C - Council Tax Band: D



The house is situated towards the western end of Eastern Road on the south/eastern outskirts of the town centre in this established and desirable residential area. Within a few minutes' walk is the highly regarded St Wilfrid's Primary School, the Princess Royal Hospital and a local petrol station with large Co-op store on the Franklynn Road. The town's main shopping area of South Road and the Orchards is within a 10 minute walk whilst the fashionable Broadway with its restaurants, cafés and bars is a little further on.

The railway station is 1.2 miles away and provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. Children from this side of town generally go onto Oathall Community College with its farm in neighbouring Lindfield. The town also has a 6th form college.

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 or Warninglid.

Schools: St Wilfrid's Primary (0.1 miles) St Joseph's RC Primary (0.5 miles) Warden Park Primary Academy (0.6 miles) Oathall Community College in Lindfield (0.9 miles) Warden Park Secondary Academy (2.5 miles)



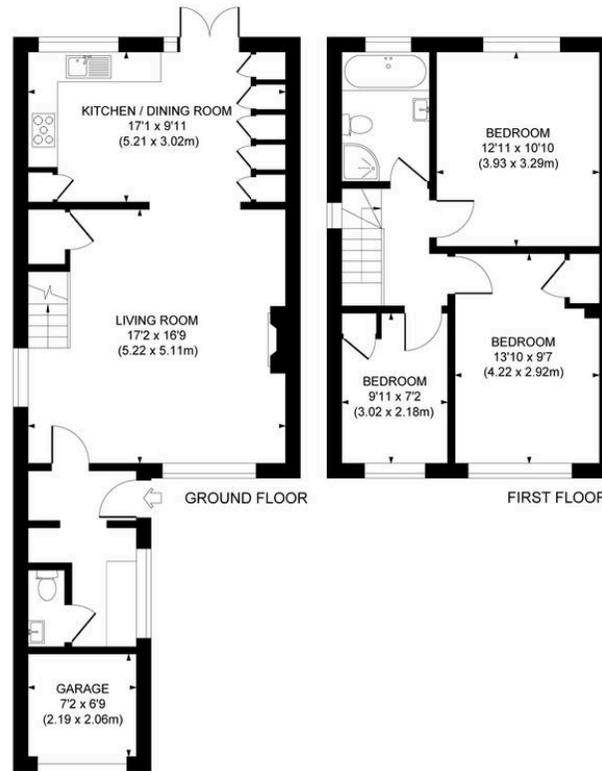
Approximate Gross Internal Area

Ground Floor 551 sq. ft / 51.22 sq. m

First Floor 464 sq. ft / 43.14 sq. m

Garage 49 sq. ft / 4.51 sq. m

Total 1,264 sq. ft / 98.67 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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