



60 Washington Road, Haywards Heath, West Sussex RH16 3HH

Guide Price £400,000 - £415,000



**MANSELL  
McTAGGART**  
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A beautifully presented 3 bedroom semi-detached house on the rejuvenated eastern side of town which was the subject of major refurbishment a few years ago and benefiting from a 60' x 40' south facing rear garden within easy reach of good local schools, the railway station and a very pleasant walk into Lindfield Village via the Scrase Valley Nature reserve.

- Beautifully presented 3 double bedroom home
- 60' x 40' south facing garden with sun terrace
- Refurbished to a high standard a few years ago
- Well fitted kitchen and bathroom fittings
- Electric circuit upgraded in 2021
- Replaced radiators in all the bedrooms and in the hallway in October/November 2023.
- Lounge and separate family sized kitchen
- Walking distance of several good schools
- Easy walk to Lindfield Village High Street
- 0.9 mile walk to the railway station
- EPC rating: C - Council Tax Band: C



The property is located in this established residential area on the Haywards Heath/Lindfield borders and is ideally placed within walking distance of Lindfield Village, via the Scrase Valley Nature Reserve, with its traditional range of shops, boutiques and pubs in the High Street, picturesque duck pond and the Common (which holds several events throughout the year). Haywards Heath mainline station is 0.8 of a mile on foot via Clair Park.

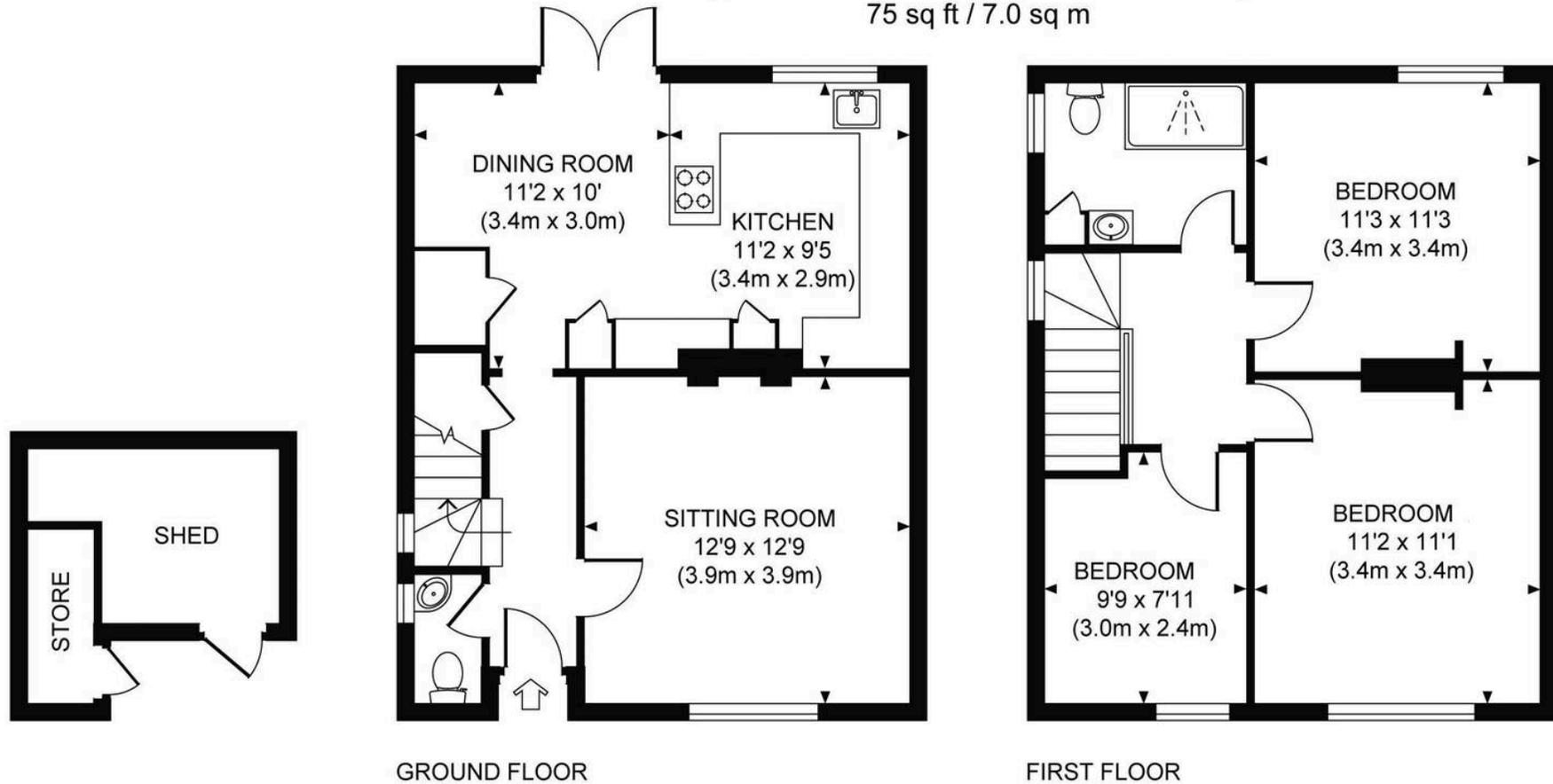
The town centre with its extensive range of shops, stores, restaurants, cafes and bars is within a mile and a regular bus service (No. 29) runs along Washington Road linking with the town centre, railway station, the hospital and the neighbouring districts. The town also has a 6th form college and a leisure centre.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

Schools: Warden Park Junior Academy (0.6 miles) St Wilfrids Primary (1 mile) Blackthorns & Lindfield (both 0.6 miles) St Josephs RC Primary (0.6 miles) Warden Park (Secondary) Academy in Cuckfield (2 miles) Oathall Community College (closest Secondary School - 0.4 miles) Station: Haywards Heath mainline station (under a mile distant on foot) 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  
927 sq ft / 86.1 sq m  
Approximate Gross Internal Area Outbuildings  
75 sq ft / 7.0 sq m



## Mansell McTaggart Haywards Heath

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