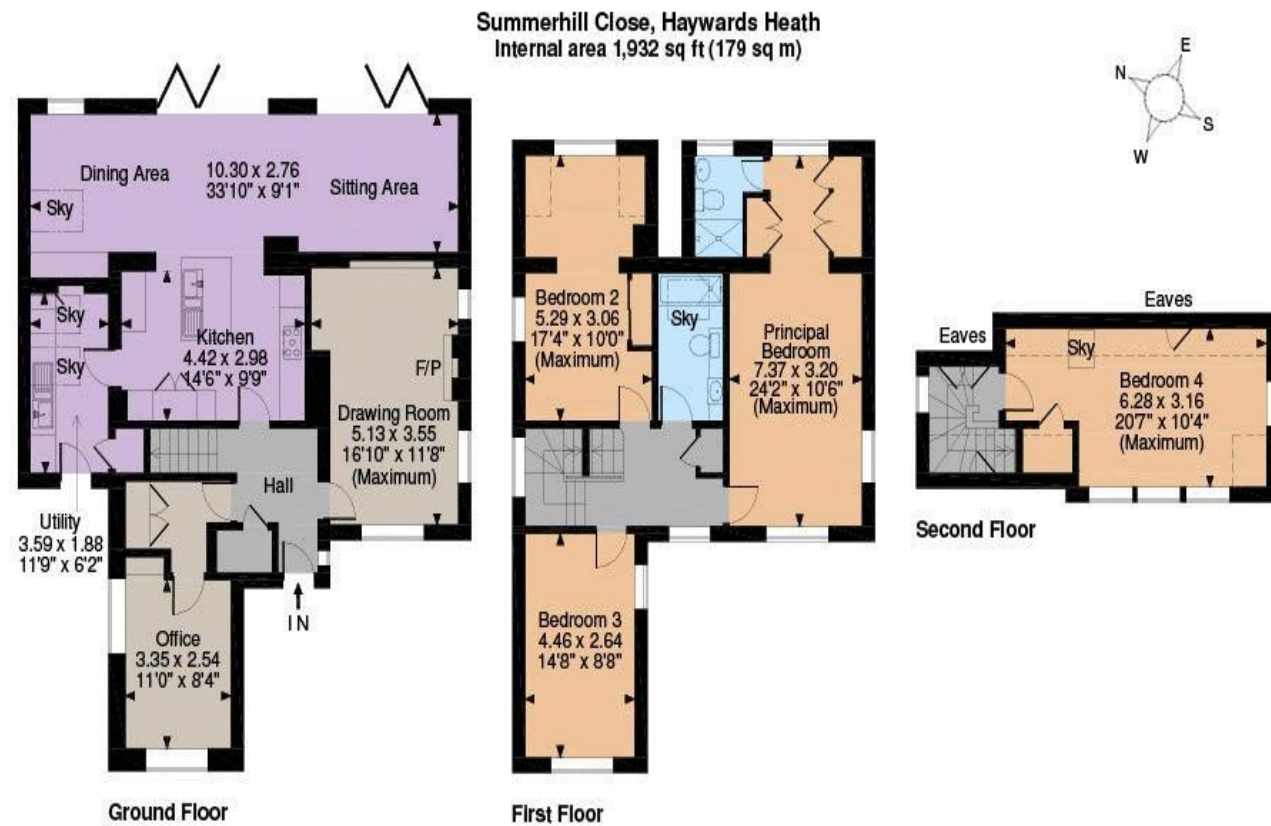


*the floorplan...*

**PLEASE WATCH THE VIDEO**  
*An extended and beautifully refurbished detached character house in this private cul-de-sac location on the Haywards Heath/Lindfield borders near to good schools and within a 10-15 minute walk of the railway station*

27 Summerhill Close  
Haywards Heath  
West Sussex  
RH16 1QY

Guide Price £900,000-£950,000  
Freehold



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*more details from...*

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## *in brief...*

- PLEASE WATCH THE VIDEO
- Beautiful home in prime cul-de-sac location
- 10-15 mins walk to the railway station
- Close to Clough's Delicatessen and the Witch Inn pub/restaurant
- Blackthorns Primary School catchment area
- Immaculate accommodation over 3 floors
- Fabulous kitchen/living area with bi-folding doors out to the garden
- Double aspect sitting room with fireplace
- Separate study/playroom and big utility room
- Main bedroom with dressing area & en-suite shower
- 3 further big bedrooms and family bathroom
- Plenty of driveway parking
- EPC: C Council Tax Band: G



## *in more detail...*

An extended and beautifully refurbished detached character house in this private cul-de-sac location on the Haywards Heath/Lindfield borders near to good schools and within a 10-15 minute walk of the railway station.

The present owners bought the property from Mansell McTaggart in 2011 and since that time have embarked on a major refurbishment programme and extensions to create a truly beautiful family home in this highly desirable private cul-de-sac.

The accommodation spans 3 floors and on the ground floor comprises: an enormous T shaped kitchen/living area fitted with a modern range of units, integrated appliances, black granite worktops, ample space for table, chairs and sofas with 2 sets of bi-folding doors leading onto the rear garden. In addition there is a sitting room with open fireplace, large study or playroom, utility room and downstairs cloakroom.

On the first floor: there is a main bedroom with dressing area and en-suite shower room, 2 further double size bedrooms, a family bathroom with a further large bedroom on the top floor which enjoys a great outlook over the wooded area to the front of the house.

**Outside:** the area to the front of the house measures 60' x 30' and comprises a brick paved driveway, area of garden with ornamental pond and the owners have gone to great expense to have some paving laid around either side of the house which leads round to the 46' x 46' L shaped rear garden with area of lawn, raised beds with productive vegetable garden and a small potting shed, the whole being fully enclosed by fencing.

### **Private road**

Residents pay around £125-£150 per year to the Road Fund.



## *the location...*

The property occupies an elevated position within a private cul-de-sac on the Haywards Heath/Lindfield border overlooking a central wooded copse. Summerhill Close is made up of numerous character houses, situated off Gander Hill on the north eastern side of Haywards Heath.

The property is within a short walk of 'Cloughs' delicatessen in nearby Sunte Avenue, Haywards Heath Golf Course and open countryside. Children from this side of town fall into the catchment area for Blackthorns primary school and Oathall Community College (secondary school) in neighbouring Lindfield.

Other nearby facilities include Haywards Heath railway station (within ¼ of a mile) with its fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). There are a selection of shops including Sainsburys near the station.

Lindfield's picturesque High Street is also within ¼ of a mile offering a traditional range of shops, boutiques, pond and village common, which hosts several events throughout the year.

A regular bus service runs along Gander Hill linking with the station and Haywards Heath town centre (just over a mile distant).

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