



1 Sergison Close, Haywards Heath, West Sussex RH16 1HT

GUIDE PRICE ... £850,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A thoughtfully extended and recently modernised 4 double bedroom, 3 bathroom detached house (2,172 sq ft) with a level 43' x 43' south facing rear garden on the desirable west side of town close to excellent schools, the town centre and a within 0.4 mile walk to the railway station.

- Perfect family home in prime location
- The subject of extension & modernisation
- Desirable west side of town near good schools
- Less than 10 mins walk to the railway station
- Fabulous 30' wide family/kitchen/living area with doors out to the south facing garden
- Separate lounge and playroom/office
- Substantial master bedroom with en-suite shower room
- 3 further generous bedrooms - 2 bathrooms
- Useful workshop/store and utility room
- Private driveway parking area
- Level 43' x 43' south facing rear garden
- Harlands Primary & Warden Park Secondary Academy School catchment
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: F



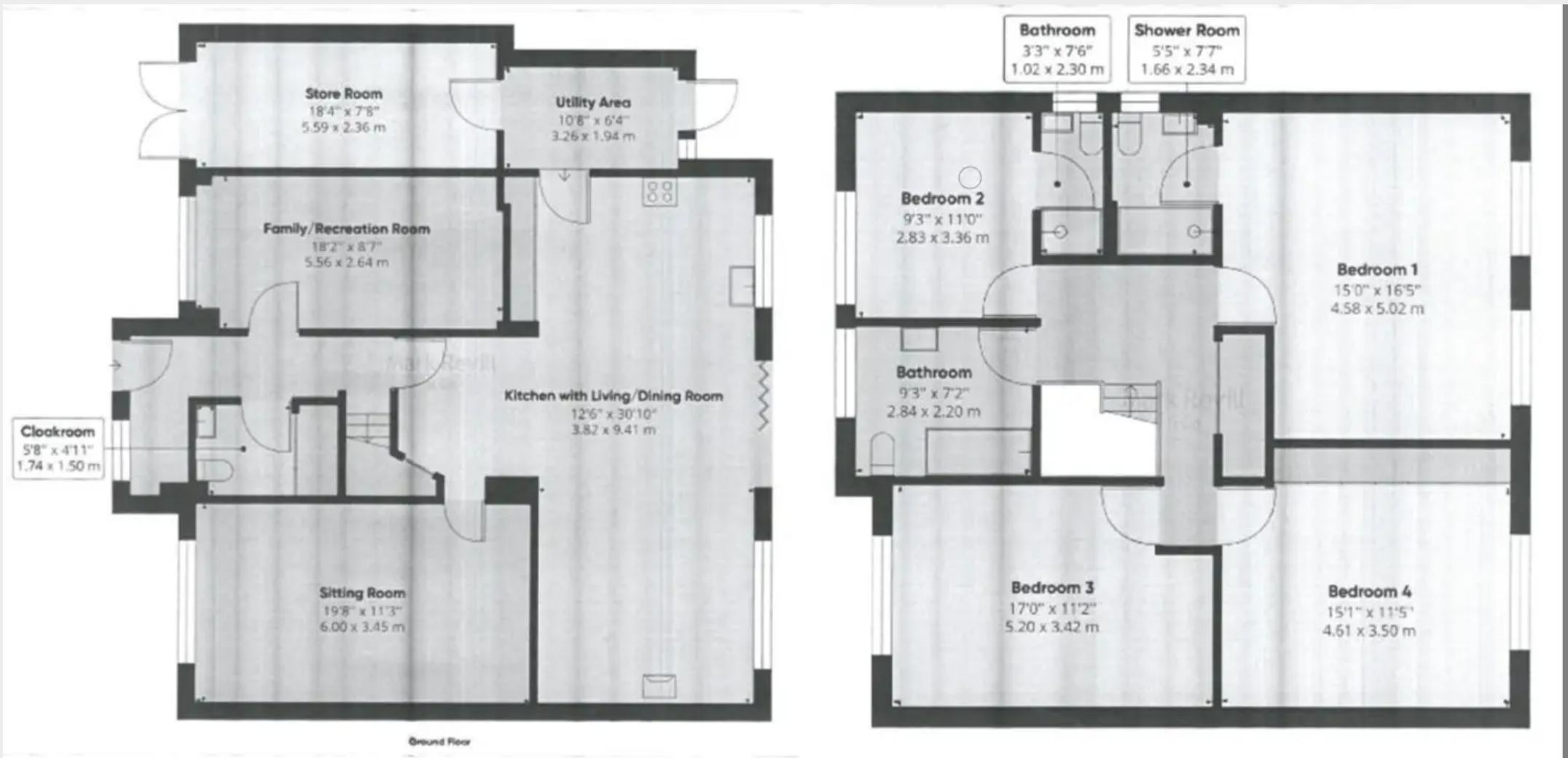
Sergison Close is located off Sergison Road on the town's desirable west side. The railway station, Waitrose, Sainsbury's superstore, leisure centre, trendy Broadway, town centre, schools and glorious countryside are all within a short walk. The town has a varied range of restaurants, cafés, bars and shops. The leisure centre is within a 10 minute walk and there are numerous sports clubs and leisure groups in the district as well as a 6th form college. Children from this side of town fall into the catchment area for Harlands Primary School in Penland Road and go onto Warden Park Secondary Academy in neighbouring Cuckfield which is easily accessed on foot via an alleyway at the top of Sergison Close. The Paiges Meadow and Blunts Wood nature reserve is also within a 10/15 minute walk.

By road access to the major surrounding areas can be swiftly gained via the A272 and A/M23 what lies about 5.5 miles to the west at Bolney.

Distances on foot/car/rail in approximate miles

Haywards Heath railway station 0.4 – providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins), The Broadway & town centre 0.6, Harlands Primary School 0.85, Warden Park Secondary Academy 1.5, Gatwick Airport 13, Brighton seafront 15 A23 Bolney 5





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