



2 Hurstfield Crescent, Haywards Heath, West Sussex RH17 7GG

GUIDE PRICE ... £700,000-£750,000 ... FREEHOLD

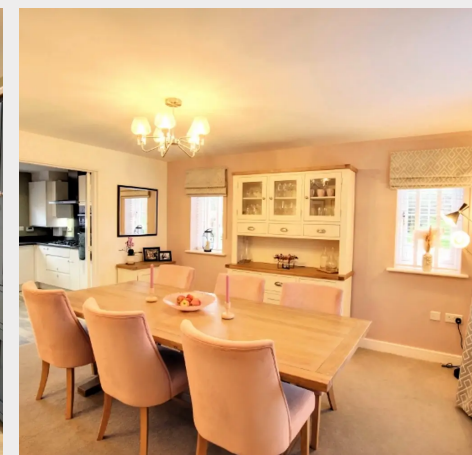


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A versatile and deceptively spacious 3 storey detached family home of 1765 ft.²/164 m² with a walled south facing rear garden occupying one of the best positions on this desirable new development on the town's south/eastern outskirts close to countryside and within an easy walk of the hospital and a soon to be built primary school.

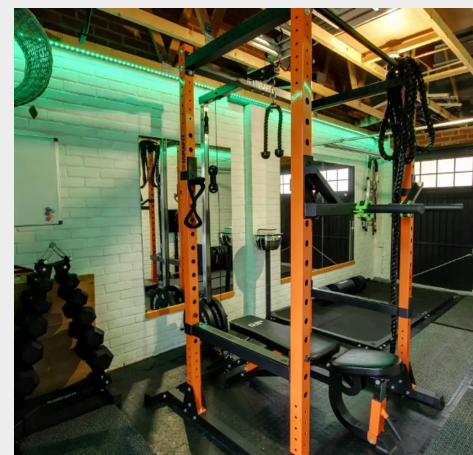
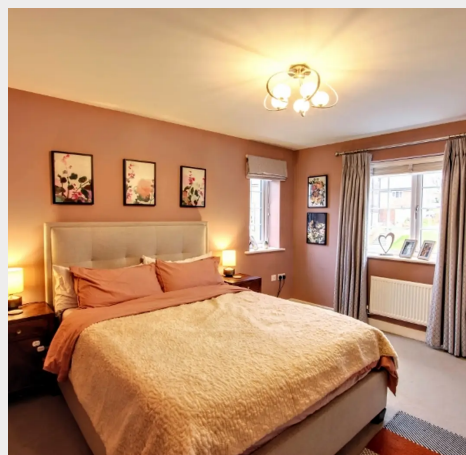
- Substantial 1765 ft.² family home over 3 floors
- Former Taylor Wimpey show house built in 2019
- Absolutely immaculate/brand-new condition
- 27' x 27' tropical style south facing rear garden
- Driveway alongside for 2/3 cars & single garage
- Garage: kitted out as a gym - kit for sale
- Entry level: entrance hall, cloakroom, study, dining room and 26' x 11' kitchen/break room with appliances and granite worktops
- Top floor: master suite, 3 further beds & bathroom
- Amazing lower ground floor living room
- Well laid out development close to countryside
- New primary school to be built in Hurstwood Lane
- Access to schools in both East and West Sussex
- Estate charge: for the year 2024 - £327.74
- Managing Agents: HML Group
- EPC rating: B - Council Tax Band: F

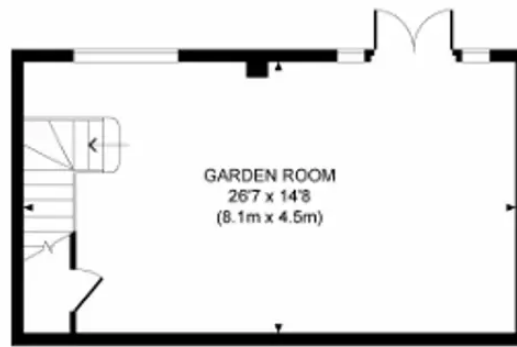


Hurstfield Crescent is located off Greenhill Way and forms part of the recently built Greenhill Gardens development by Taylor Wimpey Homes, located on the town's south/eastern outskirts close to countryside and Colwell Woods. This side of town is popular with people working at the hospital, and there is going to be a new primary School built close by in the next few years off Hurstwood Lane. There are two primary schools within walking distance including Northlands Wood and St Wilfrid's. Children from this side of town generally fall into the catchment area for Oathall Community College in Lindfield. However, being over the county boundary into East Sussex, children can also go to Chailey Secondary School and Wivelsfield Primary (subject to availability). The town centre is just over a mile distant where there's an extensive range of shops, restaurants, cafes and bars. There is also a 6th form college, leisure centre and several supermarkets. The countryside adjoining the development is interspersed with footpaths and bridleways, linking with neighbouring districts and villages.

Distances in approximate miles:

Northlands Wood Primary School 1.1, St Wilfrid's primary school 1.1, Princess Royal Hospital 0.7. Haywards Railway station 2.7 providing fast commuter service to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



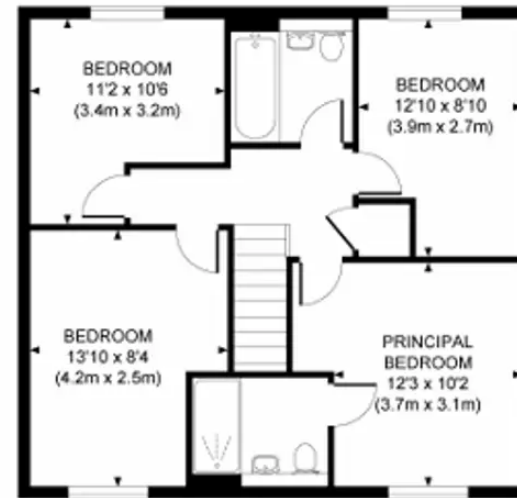


LOWER GROUND FLOOR

Approximate Gross Internal Area
1765 sq ft / 164.0 sq m



GROUND FLOOR



FIRST FLOOR

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 any decisions reliant upon them.

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