



11 Albert Close, Haywards Heath, West Sussex RH16 3NW

GUIDE PRICE ... £500,000-£525,000 ... FREEHOLD



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A thoughtfully extended 4 double bedroom, 2 bathroom end of terrace house occupying a fabulous and secluded south/west facing plot with a 75' x 50' L-shaped rear garden adjoining countryside and school playing fields quietly hidden away down a footpath well away from any passing traffic at the very end of this popular cul-de-sac off Eastern Road.

- 4 double bedroom family home in peaceful setting
- Exceptionally large south/west facing plot
- Extended to create a fabulous home
- Enormous family sized kitchen/breakfast room (refitted just 3 years ago)
- 'Bora' hob with built in extractor
- Lounge and separate study/utility room
- Master bedroom with refitted en-suite shower room (underfloor heating)
- 3 further bedrooms & modern white family bathroom
- Allocated parking close by
- Quality fittings throughout
- 'Amtico' flooring
- Full Fibre Broadband
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: C



The property is located in this established residential cul-de-sac off Eastern Road which is situated to the south/east of the town centre. This area is particularly popular with families and those working at the hospital due to the very close proximity of St Wilfrid's C of E Primary School and being within 0.3 miles of the Princess Royal Hospital. The property is also within walking distance of the local Coop store on Franklynn Road and the town centre. St Wilfrid's Primary School's secondary entrance is close to the property which is also within walking distance of several other primary schools. Children from this side of town fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield. The town also has a leisure centre, numerous sports clubs, leisure groups and 6th form college. Haywards Heath railway station (1.3 miles) provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 and the A/M23 which lies about 6 miles to the west at Bolney.

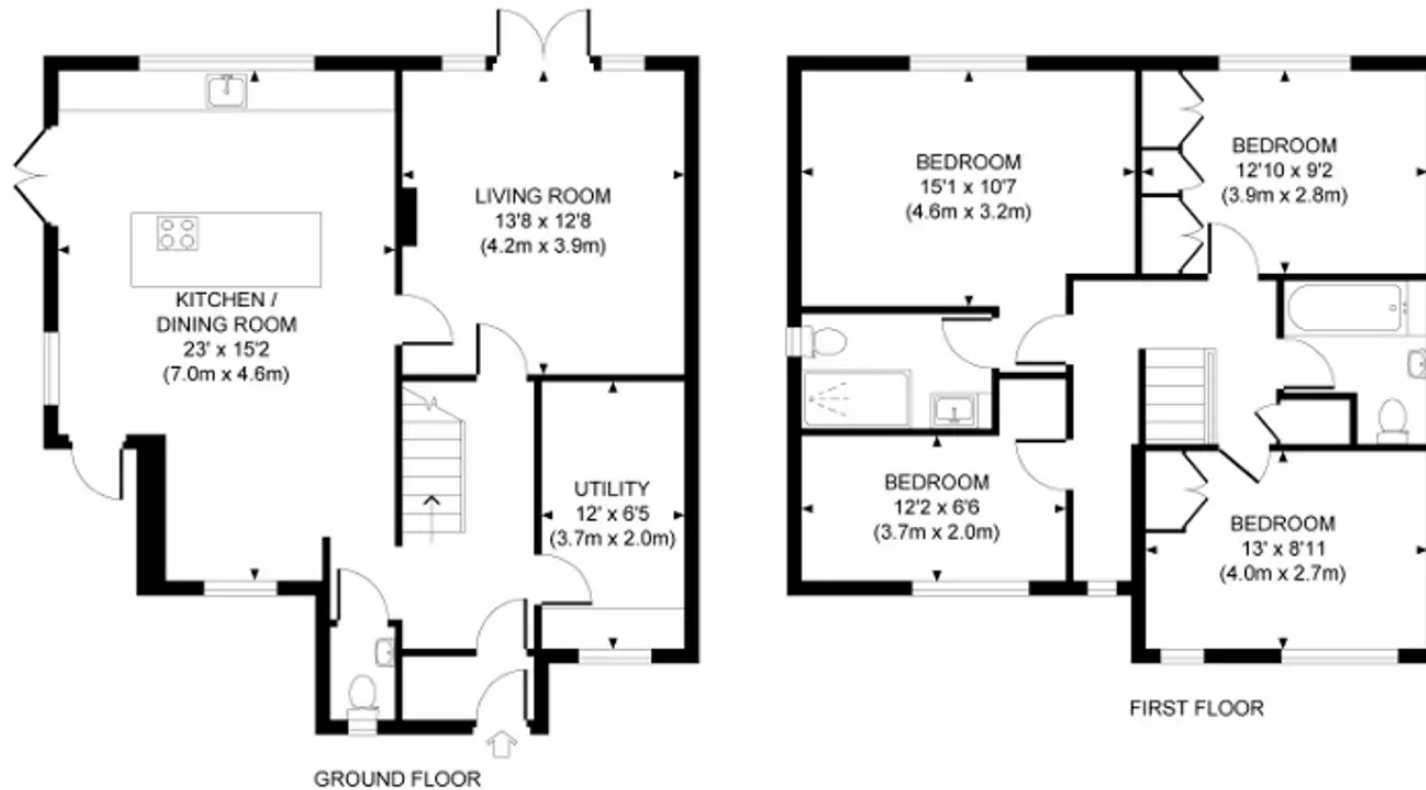
Distances in approximate miles:

St Wilfrid's Primary School (0.1), St Joseph's RC Primary School 0.7, Warden Park Primary Academy 0.8, Warden Park Secondary Academy 2.2, Oathall Community College 1.3, Princess Royal Hospital 0.3, Hayward Heath Railway station 1.3, A23 at Bolney 6, Brighton seafront 15, Gatwick Airport 15





Approximate Gross Internal Area
1367 sq ft / 127.0 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 any decisions reliant upon them.

Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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