



## Carmelstead, Carmelstead Close, Haywards Heath, RH16 3AT

GUIDE PRICE ... £1,250,000 ... FREEHOLD



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McTAGGART**  
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A beautiful 5 bedroom detached (2,121 sq ft) 1920s Tudor style family home occupying a large secluded plot on the south eastern edge of the town centre close to the hospital, within an easy walk of several local schools, the town centre and just 1.4 miles on foot to the railway station.

- Grand character home on large secluded plot
- For sale with no onward chain
- Potential for extension or loft conversion STPP
- Driveway and attached double garage
- Wonderful character rooms with fireplaces, high ceilings and exposed timbers
- Impressive entrance hall & 3 reception rooms
- Family sized kitchen/living area – Utility
- 5 bedrooms, 3 bathrooms (2 en-suite)
- 120' wide x 65' deep rear garden with productive kitchen garden area
- 2 mins walk to the hospital
- Easy reach of several independent schools
- 12 x 230 watt solar panels – Private drainage
- EPC rating: C – Council Tax Band: G

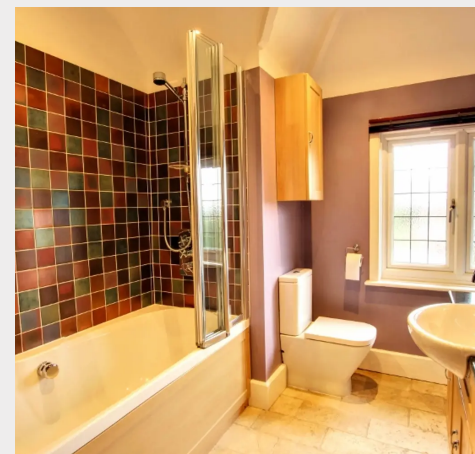


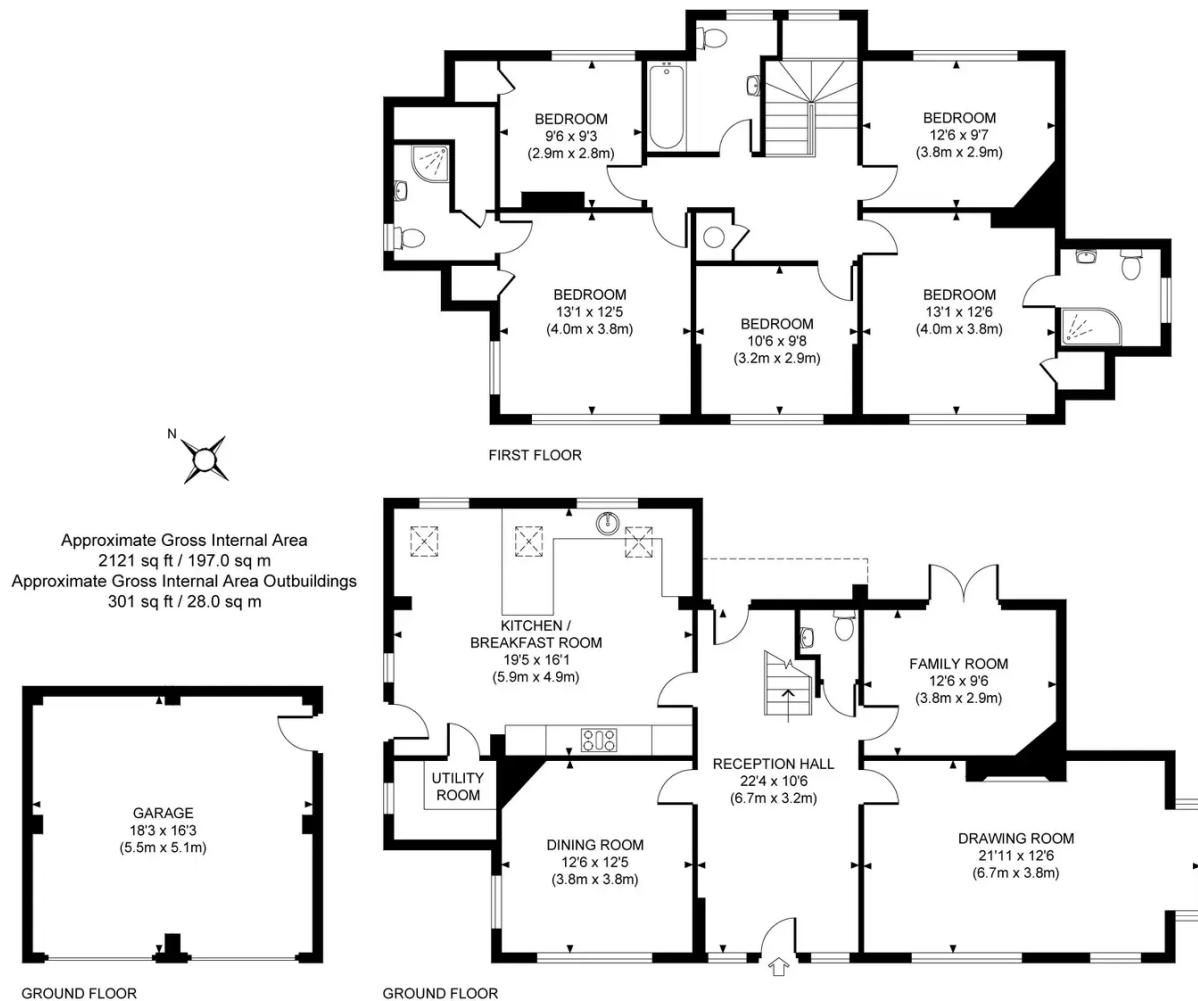


The property is located at the southern end of Frankton Avenue close to the Hospital, Birch Hotel and a petrol station with a Co-op. Nearby facilities include the Franklands Village Store, a Tesco Express, medical centre and pharmacy. The nearest primary schools are Northlands Wood and St Wilfrid's. Children go onto Oathall Community College with its farm in neighbouring Lindfield and some go onto Warden Park Secondary Academy in Cuckfield. St Paul's College is about 5 miles distant in Burgess Hill. There are several excellent independent schools including Great Walstead, Cumnor House, Ardingly, Worth, Burgess Hill Girls, Brighton College, Roedean, Bedes and Lancing College and they all provide a bus service with pickup point close by. The town centre is within a 10/15 minute walk where there is an extensive range of shops and stores whilst the town's fashionable Broadway is a little further on with its many restaurants, cafes and bars. The railway station provides fast commuter services to London, Gatwick Airport and Brighton. The town has a leisure centre, 6th form college, numerous sports clubs and leisure groups and the surrounding area has several golf courses and beauty spots including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest and the South Downs National Park. By road access to the major surrounding areas can be swiftly gained via the A272, B2112 and the A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

**Distances (in approximate miles)**

Schools: Oathall Community College (1.6); Northland Wood (0.4); St Wilfrid's (0.5) and Warden Park Secondary Academy (2.6) Haywards Heath Railway Station (1.4), Gatwick (15), Brighton Seafront (14), London (44)





## Mansell McTaggart Haywards Heath

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