



69 Bentswood Crescent, Haywards Heath, West Sussex RH16 3QP

GUIDE PRICE ... £375,000-£385,000 ... FREEHOLD







An extended 3 bedroom semi-detached house with a fabulous garden studio/office, plenty of driveway parking and side carport with tremendous potential for a loft conversion (STPP) situated on the rejuvenated east side of town, within walking distance of several schools, railway station, town centre and the picturesque Village High Street of Lindfield via the Scrase Valley nature reserve.

- 3 double bedroom home with extended ground floor
- Great potential for a loft conversion STPP
- Recently built garden studio/home office
- with internet, electricity and external socket in covered BBQ area
- Fabulous family sized L-shaped kitchen/living area with refitted 'Wren' kitchen
- Main bedroom with en-suite shower cubicle
- 2 further double bedrooms
- Ground floor bathroom
- Driveway parking for 3 cars plus side carport
- 45' x 27' rear garden
- 0.9 mile walk to the railway station
- Easy reach of several schools
- EPC rating: D - Council Tax Band: C

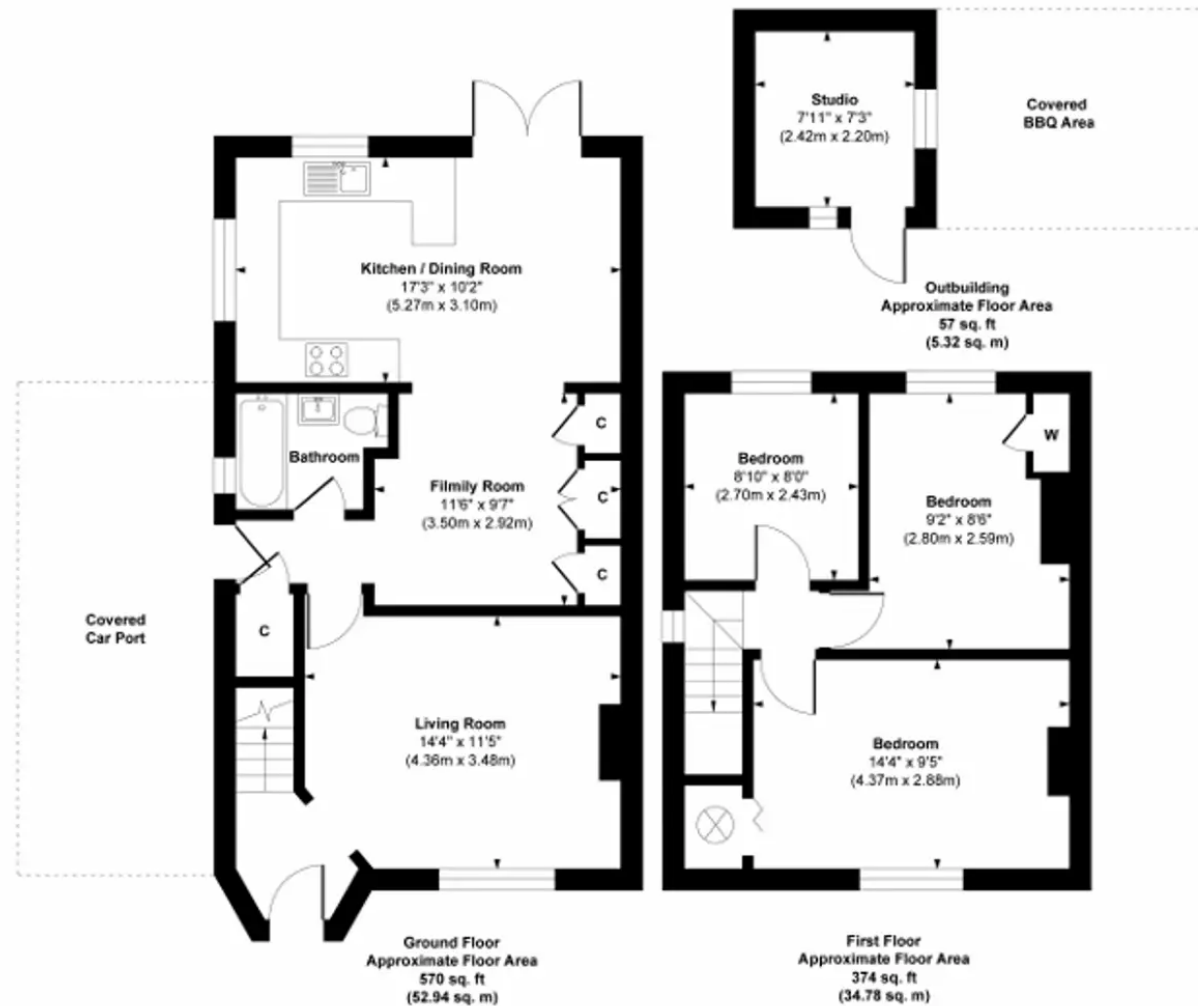




Bentswood Crescent runs between Bentswood Road and Barn Cottage Lane on the eastern side of town and forms part of an established residential area close to the Barn Cottage playing fields, a parade of shops in America Lane including a Morrisons store and the Nature Reserve on the Lindfield borders, which provides wonderful country walks. Haywards Heath mainline railway station (1 mile distant) offers a fast and regular service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). The town centre is also within a mile and provides an extensive range of shops, stores, restaurants, cafes and bars. There are several primary schools within walking distance of the property and children from this side of town fall into the catchment area for Oathall Community College (secondary school). The Warden Park Primary Academy is close by and children attending gain automatic entry on to Warden Park Academy (Secondary) in neighbouring Cuckfield. A regular bus service runs close by linking with the town centre, Sainsbury's, Waitrose, railway station, hospital and the neighbouring districts. The town has a broad selection of leisure groups, sports clubs, a leisure centre and a 6th form college. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.

**Schools (distances in approximate miles):** Warden Park Junior Academy (0.5 miles), St Wilfrid's Primary (0.7 miles), St Joseph's RC Primary (0.7 miles), Warden Park (Secondary) Academy in Cuckfield (2.3 miles), Oathall Community College (0.7 miles)





**Approx. Gross Internal Floor Area 1,001 sq. ft / 93.04 sq. m (Including Outbuilding)**

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## 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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