



14 Gander Hill, Haywards Heath, West Sussex RH16 1QX

Guide Price £725,000 – £750,000

FREEHOLD



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A fine example of a 1920s Turner designed semi-detached character house of immense character occupying a fabulous corner plot on the Haywards Heath/Lindfield borders within an easy walk of schools and the railway station.

- Inherent character features include leaded light windows, quarry tiled window sills, original latched doors, fireplace and a wealth of exposed joinery including a solid wooden staircase
- Immaculate and neutral decoration throughout
- Extended to the side to create a larger kitchen and downstairs shower room
- Potential for further extensions, STPP
- Kitchen has a range of integrated appliances and granite worktops
- Both bathrooms have been modernised and fitted with character white suites
- Beautiful front garden and 66' max x 36' cottage style rear garden
- Garden office & workshop with adjoining sun terrace
- Private driveway (accessed from Summerhill close)
- Prime location within walking distance of both Lindfield's picturesque Village High Street, schools and the railway station
- An internal viewing is highly recommended
- EPC: C - Council Tax Band: E



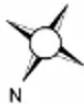
The property is situated on the corner of Gander Hill/College Road and Summerhill Close on the Haywards Heath/Lindfield borders. Summerhill Close is made up of numerous character houses on the north eastern side of Haywards Heath. The property is within a short walk of 'Cloughs' delicatessen in nearby Sunte Avenue, The Witch Inn, Haywards Heath Golf Course and open countryside.

Children from this side of town fall into the catchment area for Blackthorns primary school and Oathall Community College (secondary school) in neighbouring Lindfield. Other nearby facilities include Haywards Heath railway station (within $\frac{3}{4}$ of a mile) with its fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). There are a selection of shops including Sainsburys and Waitrose near the station.

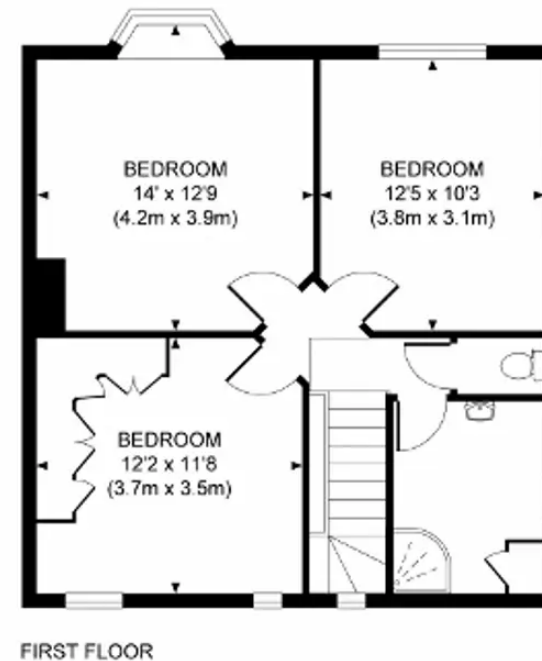
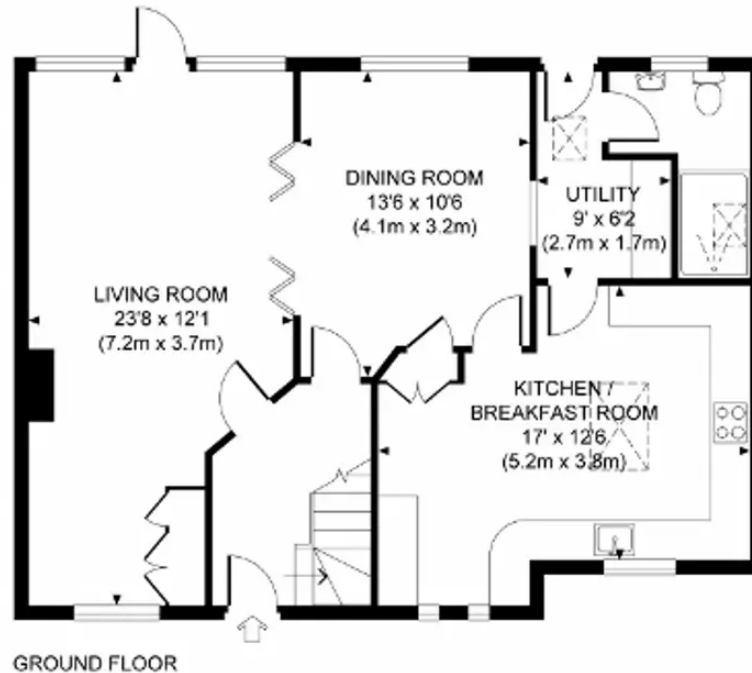
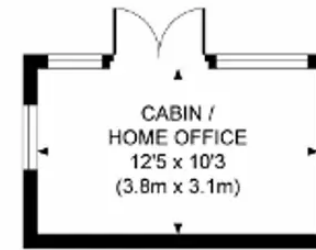
Lindfield's picturesque High Street is also within $\frac{3}{4}$ of a mile offering a traditional range of shops, boutiques, pond and village common, which hosts several events throughout the year. A regular bus service runs along Gander Hill linking with the station and Haywards Heath town centre (just over a mile distant).

By road, access to the major surrounding areas can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid and 8 miles to the north at Maidenbower (Junction 10A).





Approximate Gross Internal Area
1344 sq ft / 124.9 sq m
Approximate Gross Internal Area Outbuildings
96 sq ft / 8.9 sq m
Total Gross Internal Area 1440 sq ft / 133.8 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.

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