



1 Grainger Way, Haywards Heath, West Sussex RH17 7DL

GUIDE PRICE ... £575,000-£600,000 ... FREEHOLD



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A very large (1770 ft.²) 4 bedroom end terrace town house with an enormous 27' x 18'6 L-shaped integral garage (potential for conversion) offering great flexibility in this increasingly popular new development behind the hospital on the town's south/eastern edge, close to countryside and soon to be built brand new primary school.

- Much larger than average town house
- Former show house built in 2014 by Crest Nicholson
- Driveway and 27' x 18'6 integral garage
- Family sized kitchen/diner with doors to garden
- Living room, study/occ.bed 5 & WC
- Master bedroom with en-suite shower room
- 3 further bedrooms and bathroom
- 29' x 20' landscaped garden with Astroturf
- Potential for garage conversion and/or loft conversion STPP
- Popular development behind Princess Royal Hospital
- New primary school to be built close by soon
- EPC rating: B - Council Tax Band: E



Grainger Way is located off Robertson Drive on the southern side of town, which in turn is situated just off the A272 (Rocky Lane East) relief road which runs between the Lewes Road (Birch Hotel) and Wivelsfield Road/Rocky Lane/Fox Hill roundabout. The property is within a short walk of the hospital and countryside. The town is approximately 1.1 miles distant and has an extensive range of shops, stores, restaurants, cafes and bars with the mainline railway station being approximately 2 miles away (by car) which is within close proximity to Waitrose, Sainsbury's and a leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6.5 miles to the west at Bolney. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

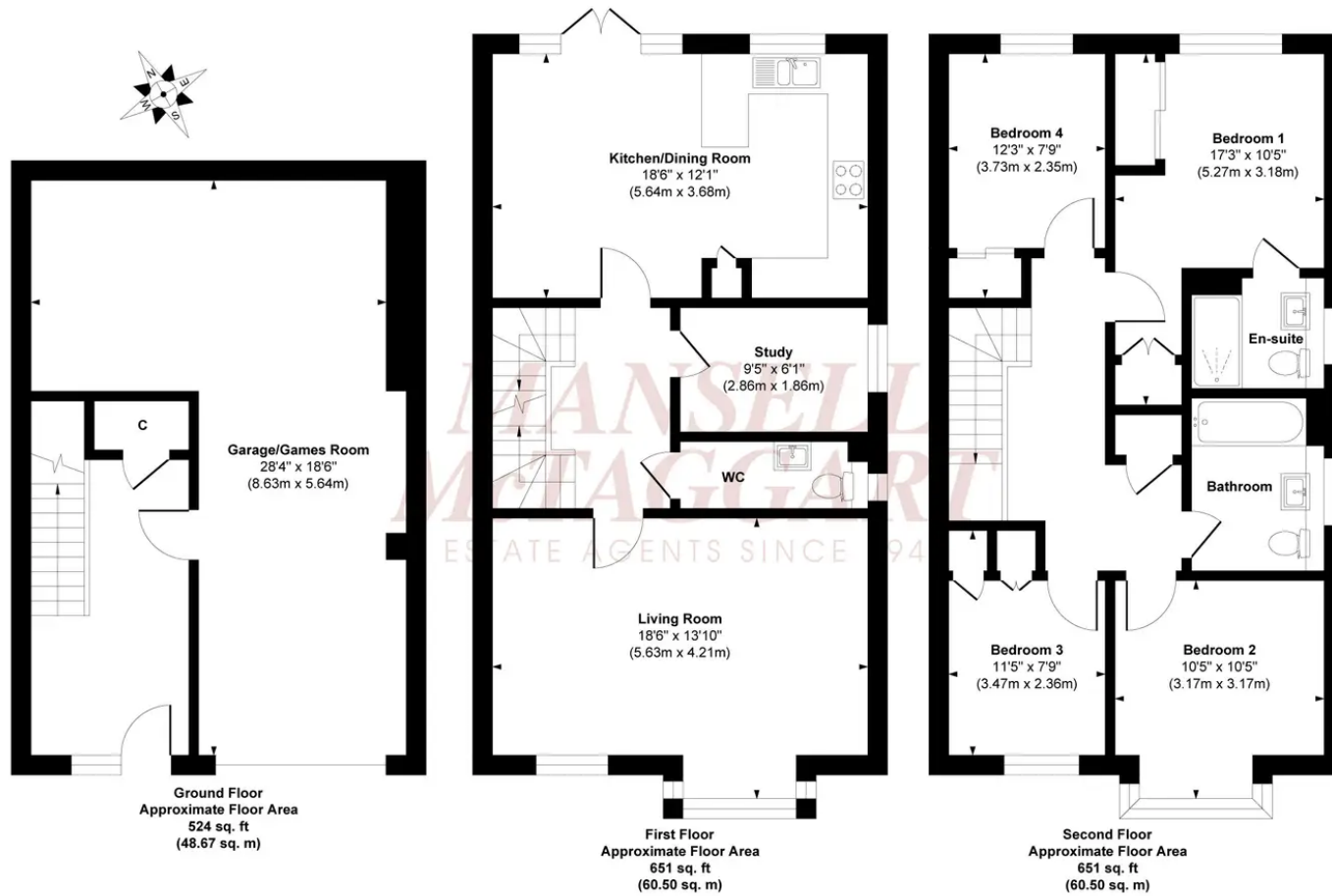
Distances: (miles approx by car)

Schools: St Wilfrids Primary (1.2), St Joseph's RC Primary (1.4), Northlands Wood School (0.7) . Warden Park Primary Academy (1.2), Oathall Community College (1.5), Warden Park Secondary Academy in Cuckfield (2.5)

Mainline Station: (2) fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and Brighton (20 mins),

Town Centre: (1.1), Brighton Seafront (14), Gatwick Airport (16).





Approx. Gross Internal Floor Area 1826 sq. ft / 169.67 sq. m

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