



22 Harlands Close, Haywards Heath, West Sussex RH16 1PS

GUIDE PRICE ... £820,000-£850,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



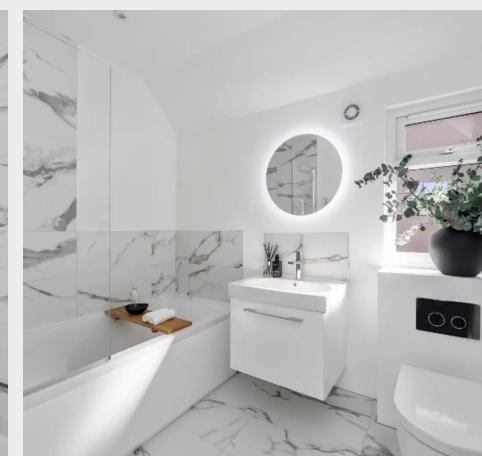
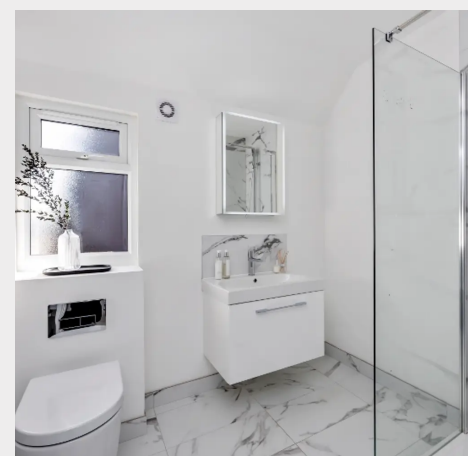
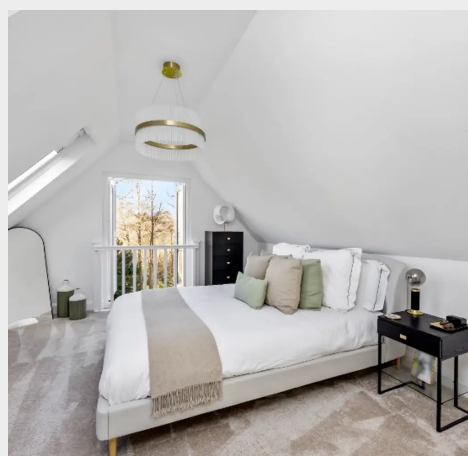
An exquisite and versatile home which has been the subject of an outstanding refurbishment and enlargement programme occupying a large plot backing onto a babbling brook and light woodland within a cul-de-sac on the town's desirable west side, close to excellent schools, the railway station and Blunts Wood. The owner bought the bungalow in 2017 and since 2020 has extended the property to the rear and added the first floor to create an exceptional virtually brand new home with up to 4 bedrooms, 3 bathrooms and a fabulous living area to include a lounge, a beautiful kitchen and a dining area with bifold doors leading out to a terrace taking full advantage of the outlook over the woodland copse beyond.

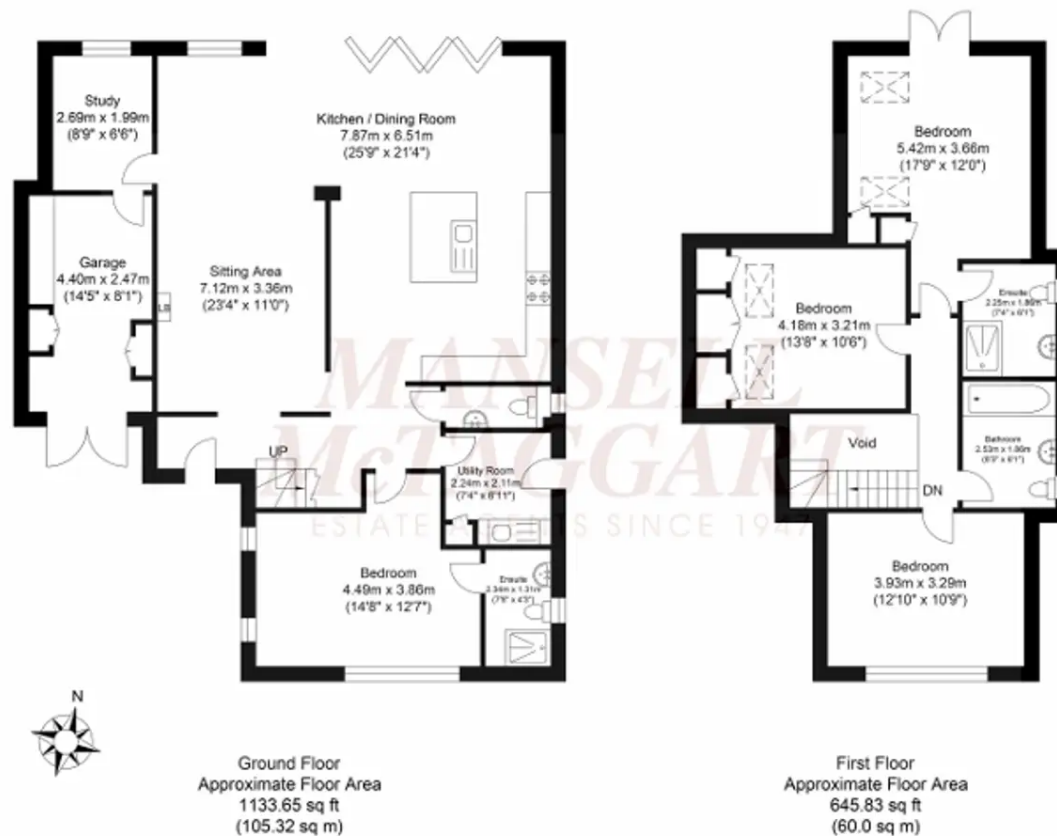
- Outstanding home in prime cul-de-sac location
- Refurbished throughout to create a virtually new home
- Immaculate and neutral decorations throughout
- 0.5 mile walk to railway station
- Harlands Primary & Warden Park Secondary Academy School catchment area
- Plenty of driveway parking – Attached garage
- 80' deep x 44' wide rear garden & terrace enjoying wooded outlook
- Stunning kitchen with stone tops & appliances
- Lounge, dining area, study, WC & utility
- Ground floor bedroom with en-suite shower room
- 3 1st floor double bedrooms & 2 bathrooms
- EPC rating: C – Council Tax Band: E



Harlands Close is a short cul-de-sac of detached houses and bungalows located off the south/western end of Penland Road on the town's north western side. Nearby facilities include the railway station, Harlands Primary School, the 6th Form College, the Dolphin Leisure Centre, Sainsbury's Superstore and Blunts Wood with its endless walks linking with Paiges Meadow Nature Reserve and Cuckfield Village. The mainline railway station offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). There is an adjoining Waitrose store with café and wine bar. The town centre with its shops and stores is under a mile distant and the town's fashionable Broadway has an array of restaurants, cafes and bars. Children from this side of town fall into the catchment area for Warden Park Secondary Academy School in neighbouring Cuckfield (swiftly accessed on foot via Blunts Wood). The town centre is just over a mile distant providing an extensive range of shops, stores, restaurants, cafes and bars. There are numerous sports clubs and leisure groups including the Leisure Centre with its state of the art sports facilities.

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





Approximate Gross Internal Area (Including Garage) = 165.32 sq m / 1779.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.