



28 Highland Road, Haywards Heath, West Sussex RH16 4DP

GUIDE PRICE ... £475,000 ... FREEHOLD



**MANSELL  
McTAGGART**  
Trusted since 1947



An extended 3 bedroom semi-detached 1930s house with a 75' x 25' west facing rear garden situated in this desirable road on the south side of town close to the Princess Royal Hospital, town centre, St Wilfrid's Primary School and 1.2 miles from the railway station.

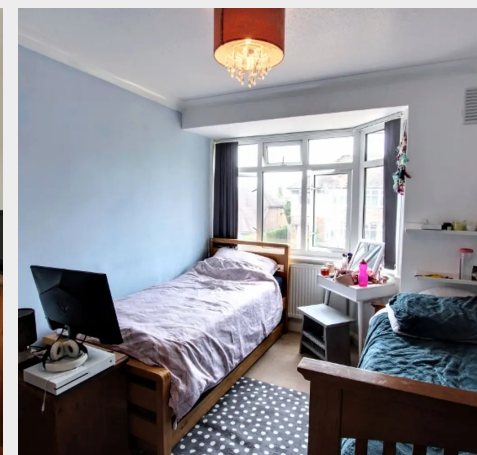
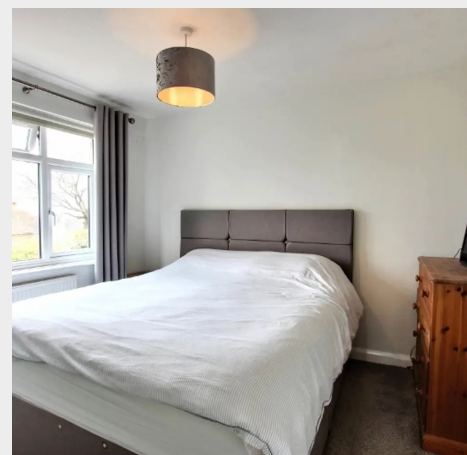
- 3 bedroom 1930s character home  
Located in desirable residential road
- Extended and refurbished in last 5 years
- Refitted kitchen/breakfast room with integrated appliances, Quartz stone worktops, vaulted ceiling and doors out to the rear garden
- Lounge/dining room with open fireplace
- 2 doubles and one single bedroom
- Beautifully refitted family bathroom
- Great potential for a loft conversion STPP
- Plenty of private driveway parking with gates
- 75' x 25' fully enclosed west facing rear garden
- Easy walk to several primary schools
- 20 minute walk (1.2 miles) to the railway station
- EPC rating: D Council Tax Band: D

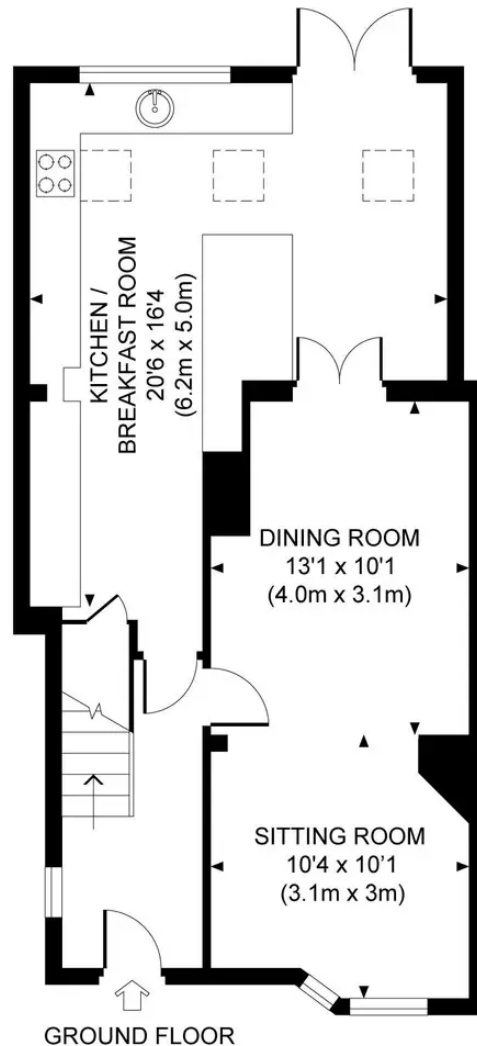


The property occupies an elevated position at the southern end of the road surrounded by properties of similar style and era. Highland Road runs between Lowfield Road and Colwell Road on the southern side of town within a 3 minute walk of the local Co-op store and service station and is also conveniently placed within a short walk of the Princess Royal Hospital, St Wilfrid's primary school and within a 10 minute walk of the town centre. Both St Joseph's RC Primary School, Northlands Wood Primary Academy School are within also within walking distance. There are excellent secondary schools in neighbouring Lindfield (Oathall Community College with its own farm) and Cuckfield (Warden Park Secondary Academy School). The town also has a 6th form college, leisure centre and an extensive range of shops and stores. The railway station is 1.2 miles distant and provides fast services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. By road access to the major surrounding areas can be gained via the B 2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

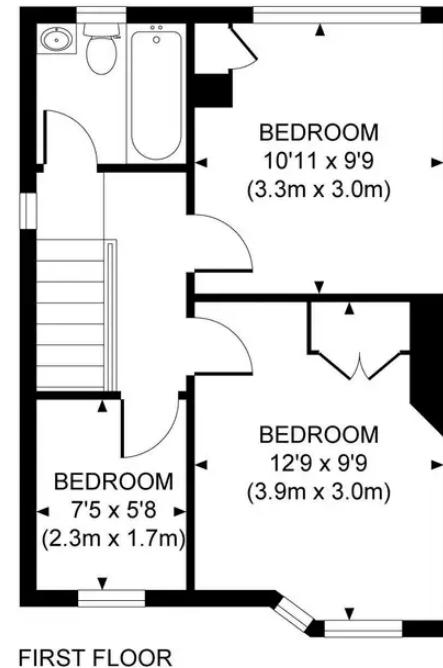
**Distances (in approximate miles on foot/train/car)**

Schools: St Wilfrid's Primary (0.4), St Joseph's RC Primary (0.6), Northlands Wood Primary (0.8), Warden Park Primary Academy (0.7), Warden Park Secondary Academy (2), Oathall Community College (1.3), Haywards Heath Railway Station (1.2), Waitrose (1.2), Sainsbury's Superstore (1.25), Gatwick Airport (14), Brighton seafront (14), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north.





Approximate Gross Internal Area  
927 sq ft / 86.1 sq m



## 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](http://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.