



8 Climping Close, Haywards Heath, West Sussex RH16 4DY

GUIDE PRICE ... £425,000 ... FREEHOLD



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A versatile 3/4 bedroom terraced house tucked away in a cul-de-sac on the west side of town close to the glorious Ashenground & Bolnore woodland, within an easy walk of the town centre and just a 0.75 mile walk to the railway station.

- A very nicely presented 3/4 bedroom home
- Prime location on the town's west side
- Opposite the start of ancient woodlands
- 0.75 mile walk to the railway station
- Walk to Bolnore Village Square shops
- Warden Park Secondary Academy School catchment area
- 37' x 19' tiered & fully enclosed rear garden
- Private driveway parking and front garden
- 24' x 10' lounge/dining room with doors to garden
- Separate modern kitchen and office/bed 4
- 2 doubles and 1 single sized 1st floor bedrooms
- EPC rating: C - Council Tax Band: D

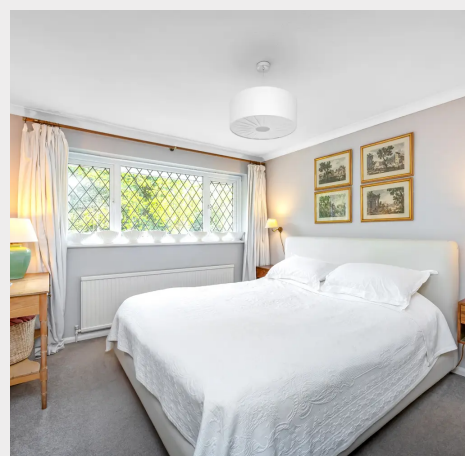
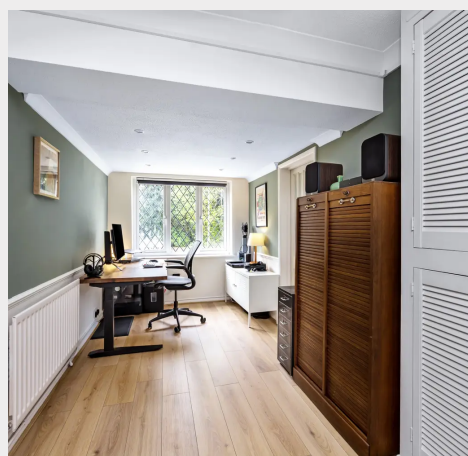


Climping Close is a continuation of Wealden Way which is a cul de sac located off Bolnore Road just to the west of the main town centre and is ideally placed close to Ashenground and Bolnore Woods. The property is within a short walk of the Village Square in Bolnore with its Co-op Store whilst the railway station and the town's trendy Broadway with its numerous restaurants, cafes and bars and the town centre is within a 10/15 minute walk. The railway station provides fast commuter links to London, Gatwick Airport and Brighton. Children from this side of town generally fall into the catchment area for Harlands Primary School although there are several other primary schools within reach (the closest being Bolnore Village). They tend to go onto Warden Park Secondary Academy in neighbouring Cuckfield.

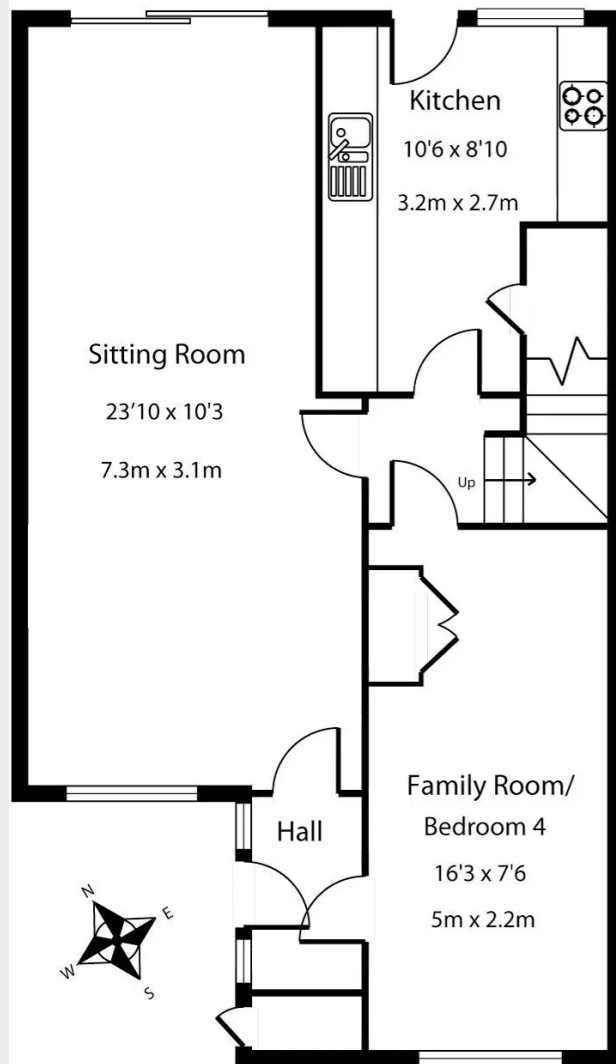
By road, access to the major surrounding areas can be gained via the A272 and the a/M23 which lies about 5 miles to the west at Bolney or Warninglid.

Distances in miles on foot/by car

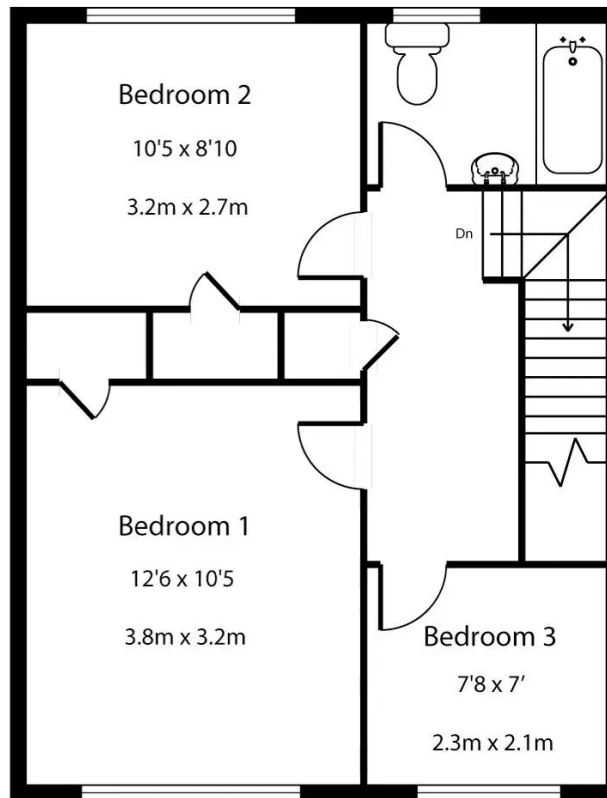
The Broadway 0.5, Railway station 0.7 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins), Bolnore Village Primary 0.5. Harlands Primary School 1.4, Warden Park Secondary Academy 1.5, A23 Bolney 5, Gatwick Airport 12, Brighton Seafront 15



Ground Floor



First Floor



This plan is for layout guidance only, not to scale. Please check all dimensions and shapes, before making any decisions reliant upon them.

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Telephone 07766524195

Approximate gross internal floor area: 1001 Sq. Ft/ 93 Sq. M

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