



3 St. Pauls On The Green, Haywards Heath, West Sussex RH16 3BF

GUIDE PRICE ... £500,000 ... FREEHOLD



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A very well presented 3/4 bedroom semi-detached town house with a fully enclosed south facing rear garden and garage behind in this desirable development ideally placed just to the east of Clair Park close to good schools, the town centre and within a 10 minute walk of the railway station.

- Versatile semi-detached town house
- In prime location
- Beautiful 0.5 mile walk to station via Clair Park
- Easy walk of schools and town centre
- Spacious kitchen/breakfast room with appliances
- Living room with doors out to the rear garden
- 2 double bedrooms, 1 single bedroom/study & bathroom on 1st floor - Fabulous top floor master suite
- 26' x 18' south facing courtyard garden
- Garage with parking space in block behind
- Estate Charge: £522.94 per annum (2024). The residents own the Estate Managing Agents - Hobdens Property Management.
- For sale with no onward chain
- EPC rating: C - Council Tax Band: E



The property is located on Oathall Avenue in this established residential area just to the east of Clair Park with its many acres of parkland woods and the home to Haywards Heath Cricket Club.

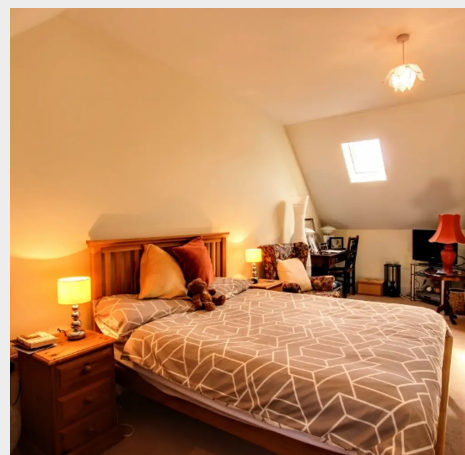
The railway station can be swiftly accessed on foot via the park and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

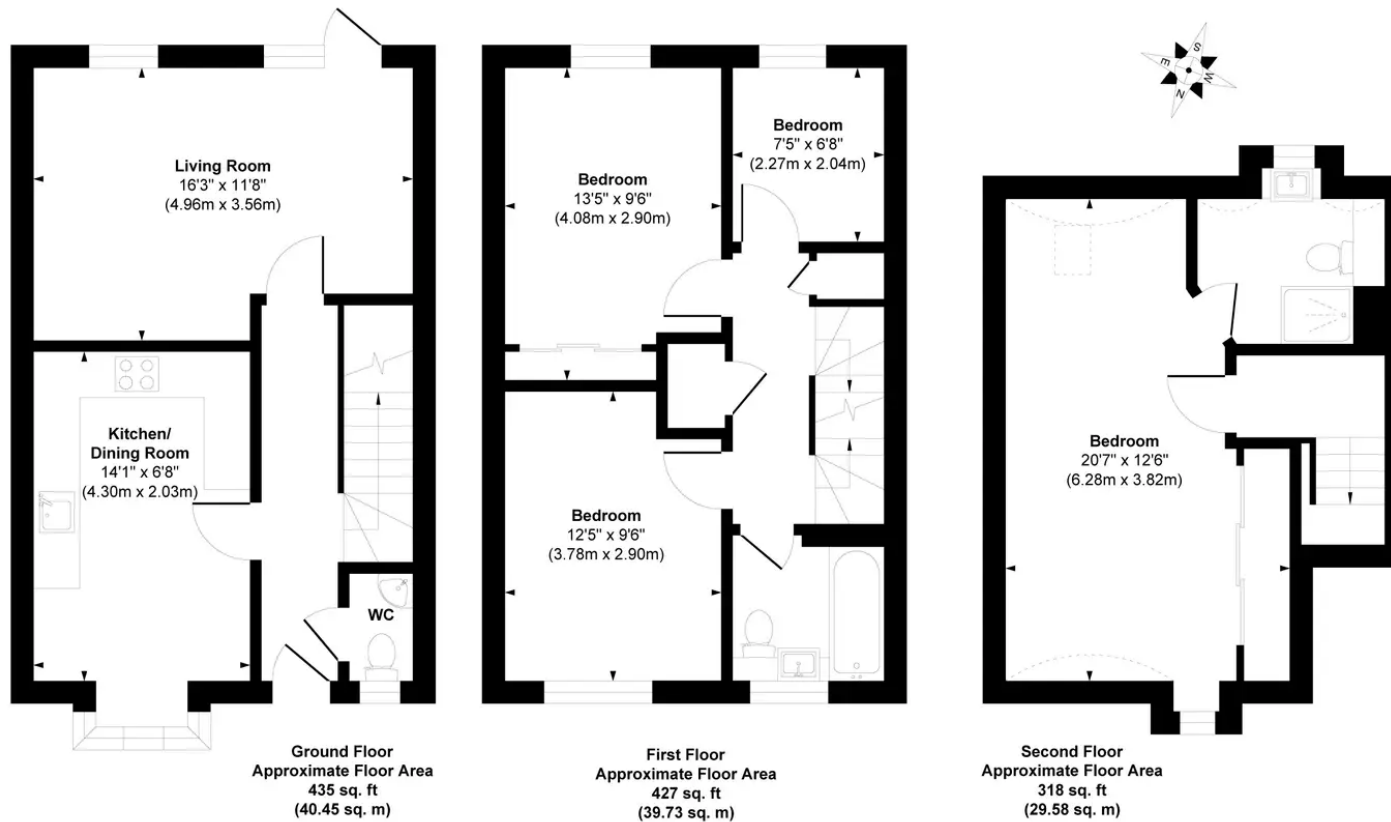
The town centre is about 0.75 miles distant to the south where there is an extensive range of shops, stores, cafes, restaurants and bars.

Schools are well represented throughout the town and there are several schools within walking distance including: Warden Park Primary Academy (0.7 miles); St Joseph's RC (0.6 miles) and Blackthorns (0.8 miles) in neighbouring Lindfield. An entrance into Oathall Community College (0.5 miles - secondary school) can be accessed from the bottom of Oathall Avenue.

A regular bus service runs close by linking with the town centre, the railway station, the hospital and the neighbouring districts.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid.





Approx. Gross Internal Floor Area 1180 sq. ft / 109.76 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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