



29 Turners Mill Road, Haywards Heath, West Sussex RH16 1NW

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



**MANSELL
McTAGGART**
Trusted since 1947



A very well presented and recently modernised 3 double bedroom detached house tucked away in a cul-de-sac in a highly desirable part of the town within 0.3 miles of the railway station, Harlands Primary School, Waitrose, the leisure centre and within a 10 minute walk of the glorious Blunts Wood & Paige's Meadow nature reserve.

The current owners did consider extending the property and had drawings made up (see online)

- Beautiful home in prime cul-de-sac location
- Great potential for an extension STPP
- Refitted kitchen and bathroom
- 3 generous double aspect bedrooms
- Long double aspect lounge/dining room
- 35' x 20' south/west facing rear garden
- Driveway parking for several vehicles
- Single garage
- Within 0.3 miles of the railway station
- 5 mins walk to Harlands Primary School
- 1.3 mile walk to Warden Park Secondary Academy School in Cuckfield
- For sale with no onward chain
- EPC rating: D - Council Tax Band: E

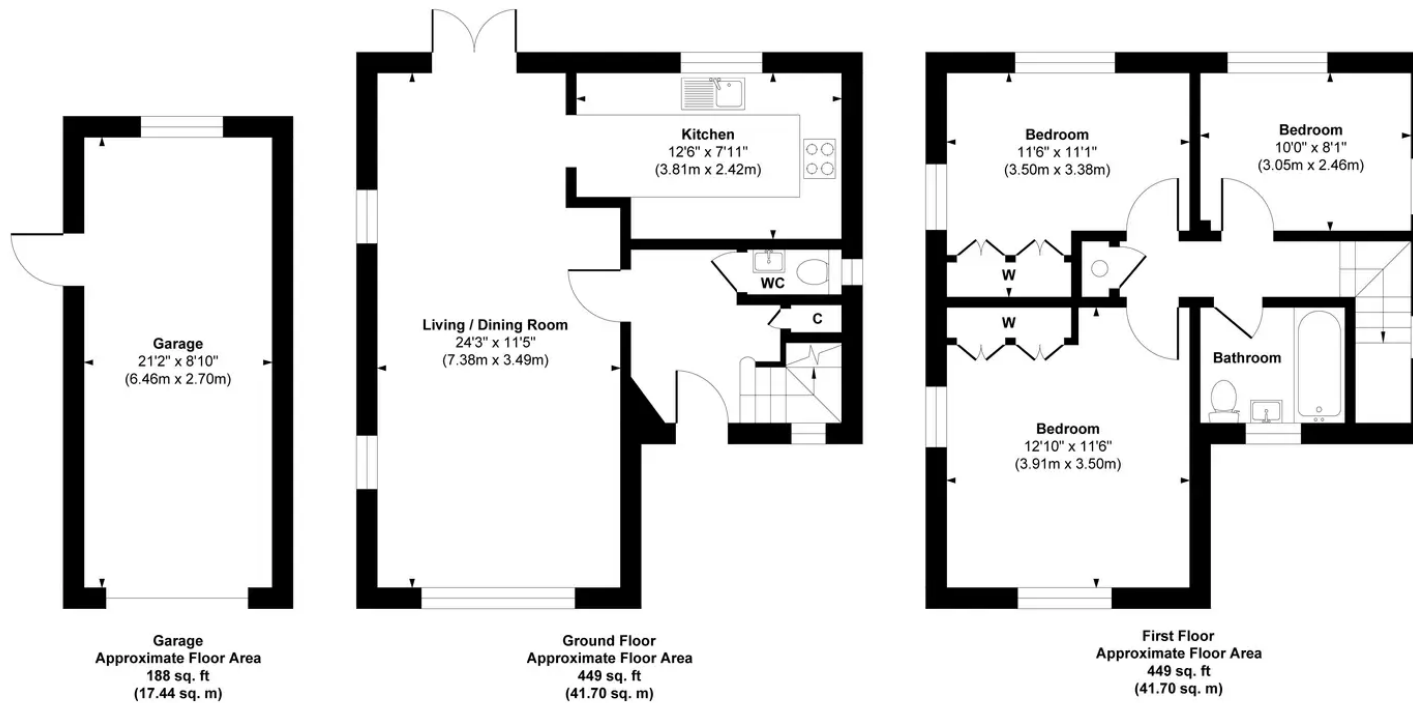


The property is located in one of the quiet cul-de-sac sections of Turners Mill Road which is located 0.3 miles to the north west of the railway station. Harlands primary school is located virtually at the northern end of the road and the leisure centre is positioned to the southern end of the road. Other nearby facilities include a selection of shops and food outlets near the station including Waitrose and Sainsbury's. Children from this side of town generally go onto Warden Park Secondary Academy in neighbouring Cuckfield and they walk through Blunts Wood. The town centre is approximately 1 mile distant where there is a more comprehensive range of shops, stores, restaurants, cafes and bars. The town also offers numerous leisure groups, sports clubs and a state of art leisure centre. Open countryside is close by and the local area has several beauty spots including Blunts Wood & Paiges, Meadow Nature Reserve, the 180 acre Ardingly Reservoir, Ditchling and Chailey Common Nature Reserves, the Ashdown Forest and South Downs National Park. By road, access to the major surrounding areas can be swiftly gained via the A272, the Balcombe Road and the A/M23.



Distances in approximate miles on foot/by car
Harlands Primary School 0.2, Railway Station 0.4, The Broadway 0.8, Warden Park Secondary (via Blunts Wood) 1.3, Oathall Community College 1.3, Brighton Seafront 15, Gatwick Airport 12, A23 at Warminglid 5.5, M23 (at Junction 10A) Maidenbower 7.5





Approx. Gross Internal Floor Area 1085 sq. ft / 100.84 sq. m

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

Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - 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.