



19b Hazelgrove Road, Haywards Heath, West Sussex RH16 3PH

PRICE ... £550,000 ... FREEHOLD



**MANSELL  
McTAGGART**  
Trusted since 1947



A beautifully presented and spacious 4 double bedroom, 2 bathroom semi-detached house (1645 sq. ft) built to a high specification in 2019 with a 20' x 18' south facing garden and two parking spaces, ideally placed close to the heart of the town centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern 4 double bedroom, 2 bath semi-detached house of 1645 sq. ft.
- Built in 2019/2020 by 'Oakdene' Builders with remainder of 10-year warranty
- Kitchen diner with separate utility room & generous 17' x 17' sitting room
- Modern high specification throughout
- Neutrally decorated throughout
- 20' x 18' low maintenance south facing rear garden with 2 parking spaces
- Situated close to the heart of the town centre
- Close proximity to good schools
- 0.8 miles from mainline railway station

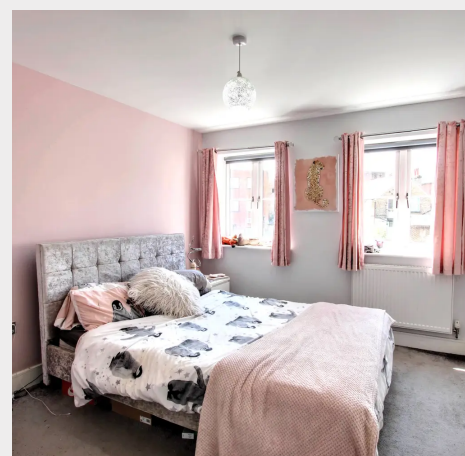


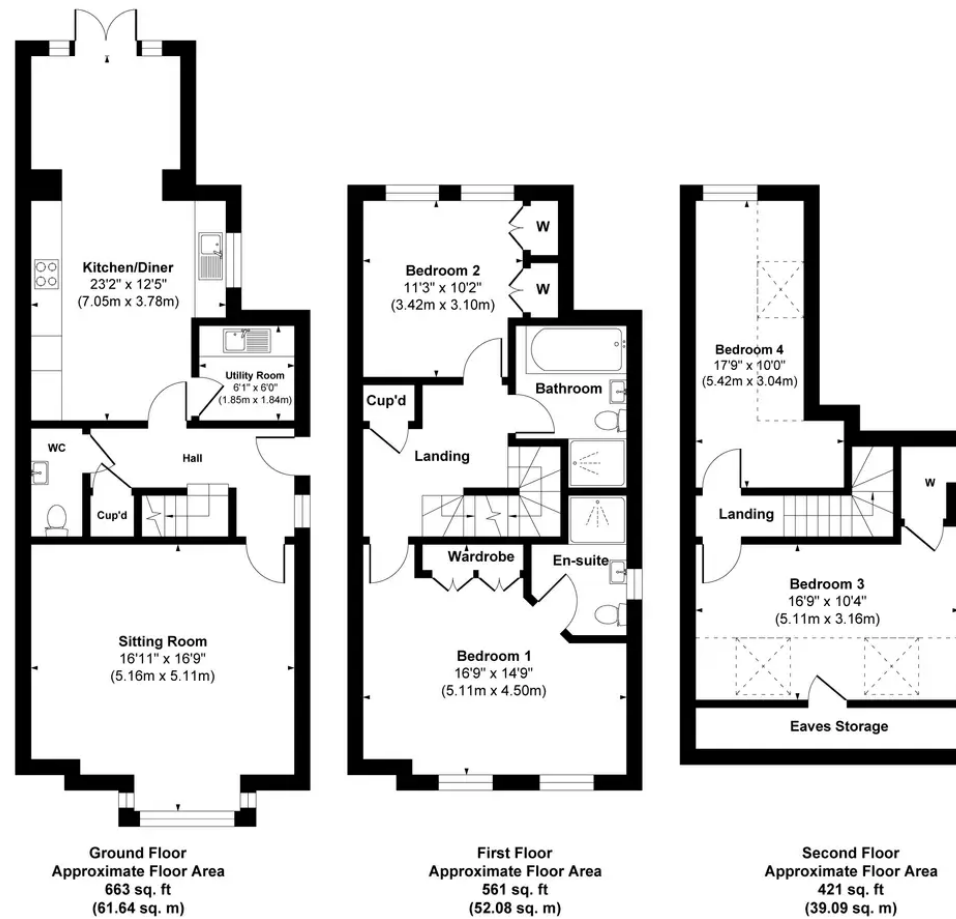
The property is located at the southern end of Hazelgrove Road close to the town centre, Tesco Express and The Orchards shopping centre which includes Marks & Spencer. The Broadway is within walking distance and offers a range of restaurants, cafes and bars. Schools are well represented throughout the town and the property is within a short walk of numerous primary schools.

Children from this side of town fall into the catchment area for Oathall Community College (secondary school) in nearby Lindfield. The railway station is within 0.8 miles and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Access to the major surrounding areas by car can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

**Schools:** St Joseph' RC Primary (across the road – 300 feet distant) St Wilfrid's Primary School (0.5 miles) Warden Park Junior Academy (0.3 miles) Oathall Community College (Secondary School) (1.4 miles)





**Approx. Gross Internal Floor Area 1,645 sq. ft / 152.80 sq. m**

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

# 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.