



60 Boston Road, Haywards Heath, West Sussex RH16 3PX

PRICE ... £425,000 ... FREEHOLD

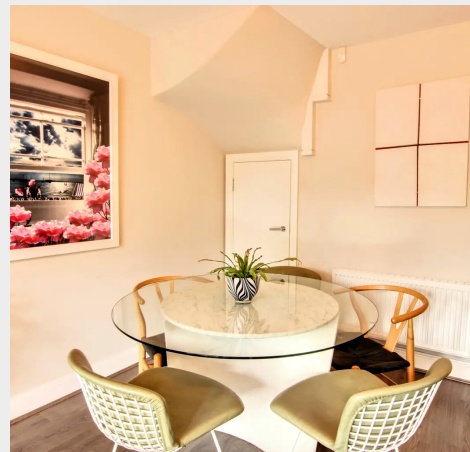


**MANSSELL  
McTAGGART**  
Trusted since 1947



A 1,200 sq ft 3 double bedroom town house with a 48' rear garden on the rejuvenated east side of town close to local shops, several schools and within a 20 minute walk of the station.

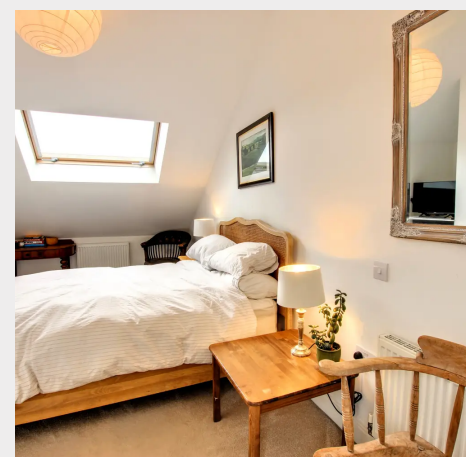
- Deceptively spacious town house of almost 1,200 sq ft
- Built 8 years ago by Greenplan Designer Homes
- Really high specification of fittings throughout
- Beautiful kitchen with full range of appliances
- Literally around the corner from local shops
- 1 mile walk to the railway station
- Easy walk of primary schools and Oathall Community College
- Amazing top floor master suite with dressing area and shower room
- 2 further large double bedrooms and bathroom
- Private driveway parking
- 48' rear garden with raised timber deck
- EPC rating: B - Council Tax Band: C



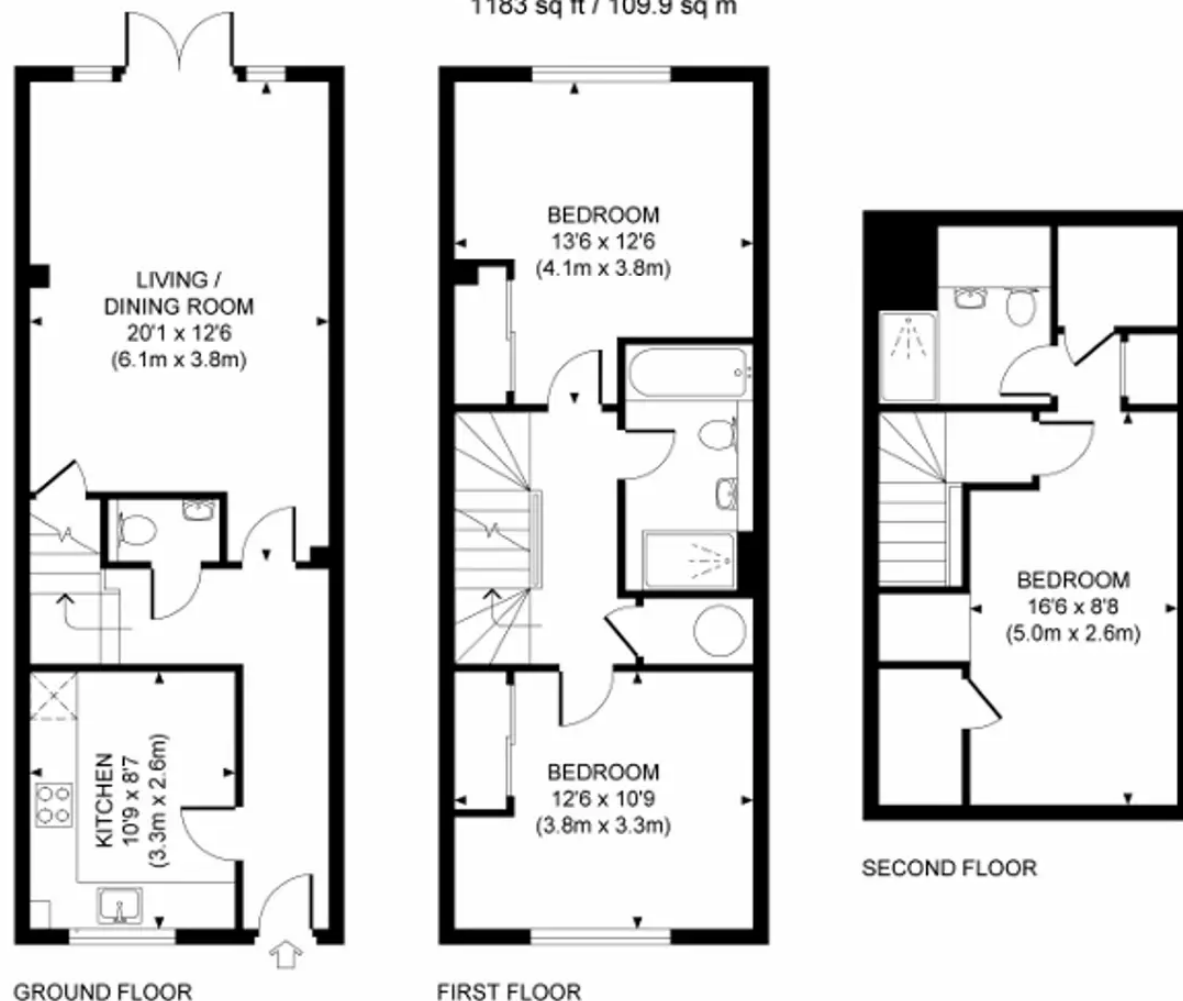
Boston Road is a 'horseshoe' shaped road located off America Lane on the rejuvenated eastern side of town. This established residential area is popular with families and commuters alike and is ideally placed within walking distance of all the town's facilities. A regular bus service runs along America Lane linking with the town centre, hospital and the railway station. There is a parade of shops literally around the corner on America Lane including a pharmacy, cafe and a Morrisons store. The town centre is approximately 0.6 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars. The railway station is 1 mile distant and offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins). By road, access to the major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warminglid or 9 miles to the north at Maidenbower (Junction 10a).

#### **Distances in approximate miles**

Schools: Warden Park Primary Academy (0.3), St Joseph's RC Primary (0.5), St Wilfrid's Primary (0.6), Oathall Community College (0.6)



Approximate Gross Internal Area  
1183 sq ft / 109.9 sq m



## Mansell McTaggart Haywards Heath

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