



118 New England Road, Haywards Heath, West Sussex RH16 3LF

GUIDE ... £450,000 ... FREEHOLD



**MANSELL
McTAGGART**
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A 3 bedroom Victorian semi-detached house of great character with an 80' x 25' south facing rear garden, plenty of driveway parking and tremendous potential for a sizeable extension STPP situated on the rejuvenated eastern side of town close to good schools and within walking distance of the town centre, Lindfield's picturesque Village High Street via the nature reserve and just 0.9 miles from the railway station

- 3 double bedroom character home in popular location
- Great potential for extending STPP
- Private driveway parking and front garden
- 80' x 25' south facing rear garden
- 0.9 mile walk to the railway station
- 2 mins walk to local shops and Café
- Close to several good schools
- Lounge with wood burning stove
- Separate dining room
- Spacious kitchen/breakfast room with doors to garden
- Refitted bathroom with free-standing bath and shower cubicle
- Internal viewing highly recommended
- EPC rating: E - Council Tax Band: C

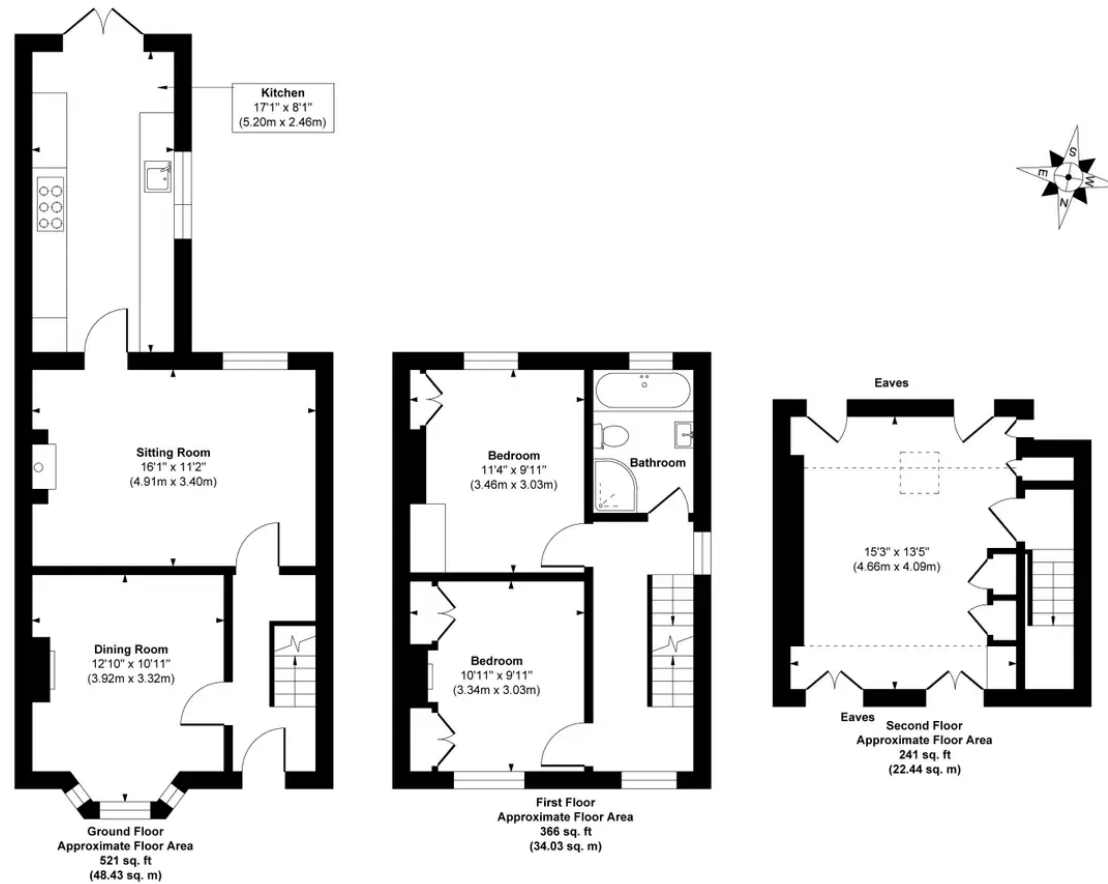


The property is situated towards the eastern end of New England Road on the rejuvenated east side of town and is ideally placed within a short walk of local shops in nearby America Lane, several primary schools, Oathall Community College with its farm, the railway station and Lindfield's picturesque village High Street via the Nature Reserve. The town centre is under a mile where there is an extensive range of shops and stores whilst the Broadway is a little further on with there are several restaurants, cafes and bars. The town has a leisure centre, 6th form college, numerous sports clubs and leisure groups and had several large open spaces including both Victoria and Clair Parks, Ashenground Woods and Lindfield Common. A bus service runs along the road linking with all the towns facilities, hospital and neighbouring districts. By road, access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23 lies about 6 miles to the west at Bolney or Warninglid.

Distances: (in miles approx)

Railway station 0.9 - providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins) Primary Schools : Warden Park Primary Academy 400 yards, St Wilfrid's 0.4, St Joseph's 0.55, Secondary Schools & Colleges : Oathall Community College 0.6, Warden Park Secondary Academy 1.8, 6th Form College 1.1 A23 Bolney 6, Brighton Seafront 14, Gatwick Airport 15





Approx. Gross Internal Floor Area 1128 sq. ft / 104.90 sq. m

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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

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