



56a Wivelsfield Road, Haywards Heath, West Sussex RH16 4EW

GUIDE PRICE ... £650,000-£675,000 ... FREEHOLD



**MANSELL  
McTAGGART**  
Trusted since 1947





A recently built 4 double bedroom detached family house of almost 1700 ft.<sup>2</sup> with a sunny 60' x 30' west facing garden situated on the southern edge of the town centre within an easy walk of the shops, hospital, several schools and just 1.3 miles from the railway station.

- Detached home built by Remmus Homes, a small high-quality developer in 2019
- The owners have converted the garage into additional living space
- Fabulous 22' x 19' kitchen/living/dining area with doors out to the west facing garden
- Additional lounge and separate study/playroom
- Master bedroom with en suite shower room
- 3 further bedrooms and family bathroom
- Driveway parking for 2/3 cars
- Remainder of 10 year build guarantee
- 1.3 mile walk to railway station
- Walking distance of several primary schools
- Warden Park & Chailey school bus stop nearby
- EPC: B Council Tax Band: F





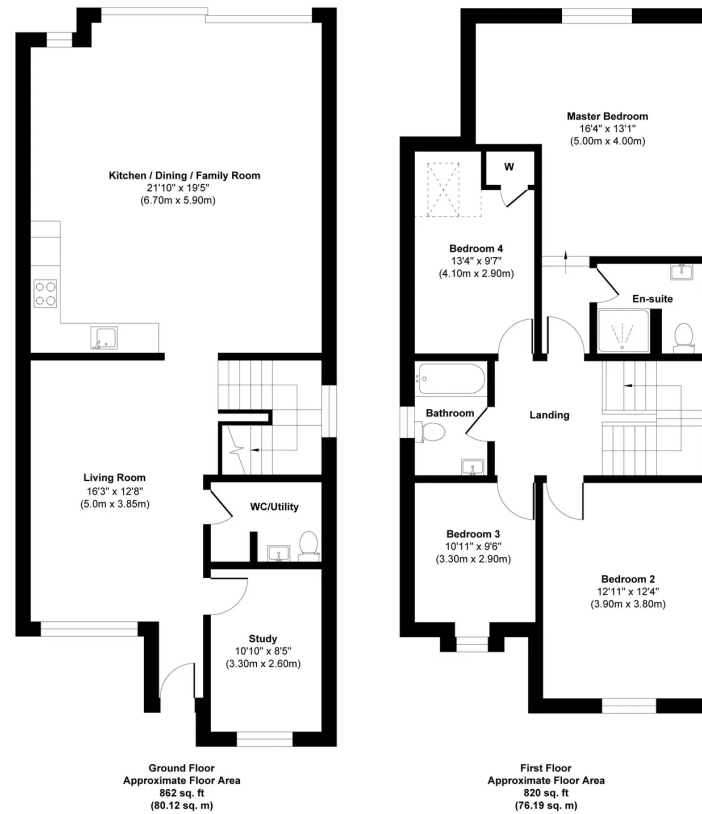
The property is one of just 3 recently built houses located in this established area just to the south of the main town centre close to the Sainsbury's local store. The town centre is within a 3rd of a mile and provides an extensive range of shops, stores, restaurants, cafes and bars. The railway station is just over 1.3 miles and offers fast rail links to London, Gatwick and Brighton. Schools are well represented throughout the town and the property is close to several primary schools. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield, for which they catch a bus which runs along Wivelsfield Road. Chailey Secondary School also has a bus stop close by. A regular bus service runs along the road linking with the railway station, the hospital, Brighton and the neighbouring districts. The town also has a leisure centre and a 6th form college. By road, access to the major surrounding areas can be gained via the B2112, A272 and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney or Warninglid.

#### **Distances (in approximate miles)**

Princess Royal Hospital (0.5), Haywards Heath Railway Station (1.3) fast commuter services to London Bridge/Victoria (47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins) Schools: St Wilfrid's Primary School (0.65), St Joseph's RC School (0.5), Warden Park Primary Academy (0.65), Oathall Community College (1.3), Warden Park Secondary Academy (2.4)



## 56a Wivelsfield Road



## 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](http://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.