



159 Western Road, Haywards Heath, West Sussex, RH16 3LH

GUIDE PRICE ... £375,000-£400,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A semi detached 1920s character house with a 40' x 20' west facing rear garden situated in this desirable and established area to the east of the town centre and being ideally placed within a short walk of several good primary schools, Oathall Community College, the hospital and just 1 mile from the railway station

- Character home in prime location
- Easy walk to town centre and railway station
- Close to several good schools
- Private driveway parking
- 40' x 20' west facing rear garden with shed
- Big lounge/dining room with wood stove
- Extended to provide a kitchen/breakfast room
- 3 bedrooms (2 doubles, 1 single)
- Refitted bathroom with character suite
- Potential for extension/loft conversion STPP
- Various improvements and upgrades
- EPC rating: C - Council Tax Band: D



Western Road runs between Franklynn Road and New England Road to the east of the town centre and is a popular residential area close to the hospital, St Wilfrid's Primary School and the town centre. The town has an extensive range of shops, stores, restaurants, cafes and bars. There is also a leisure centre and numerous sports clubs.

St Wilfrid's, Warden Park Academy and St Joseph's RC primary schools are all within a 10 minute walk. Children from this side of town fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield.

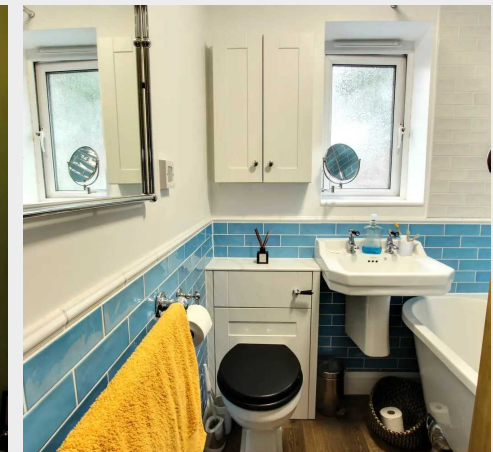
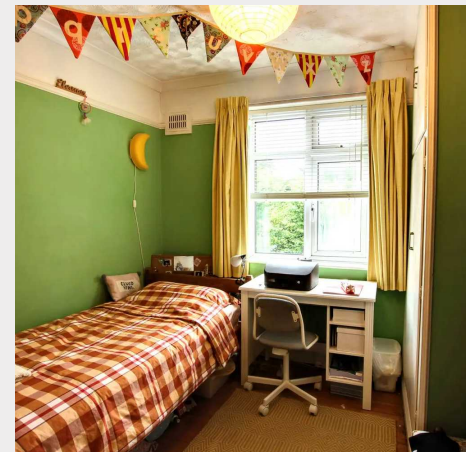
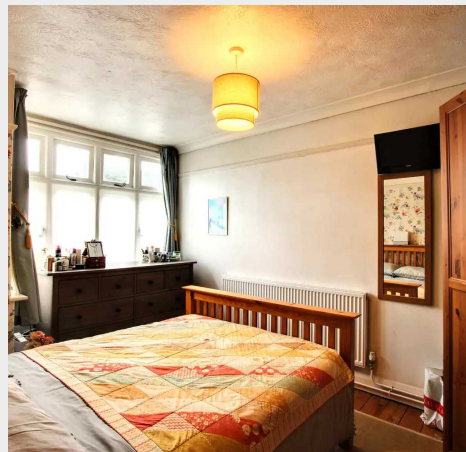
By road, access to the major surrounding areas can be swiftly gained via the A272, the B2112 and the A/M23 which lies about 6.5 miles to the west at Bolney.

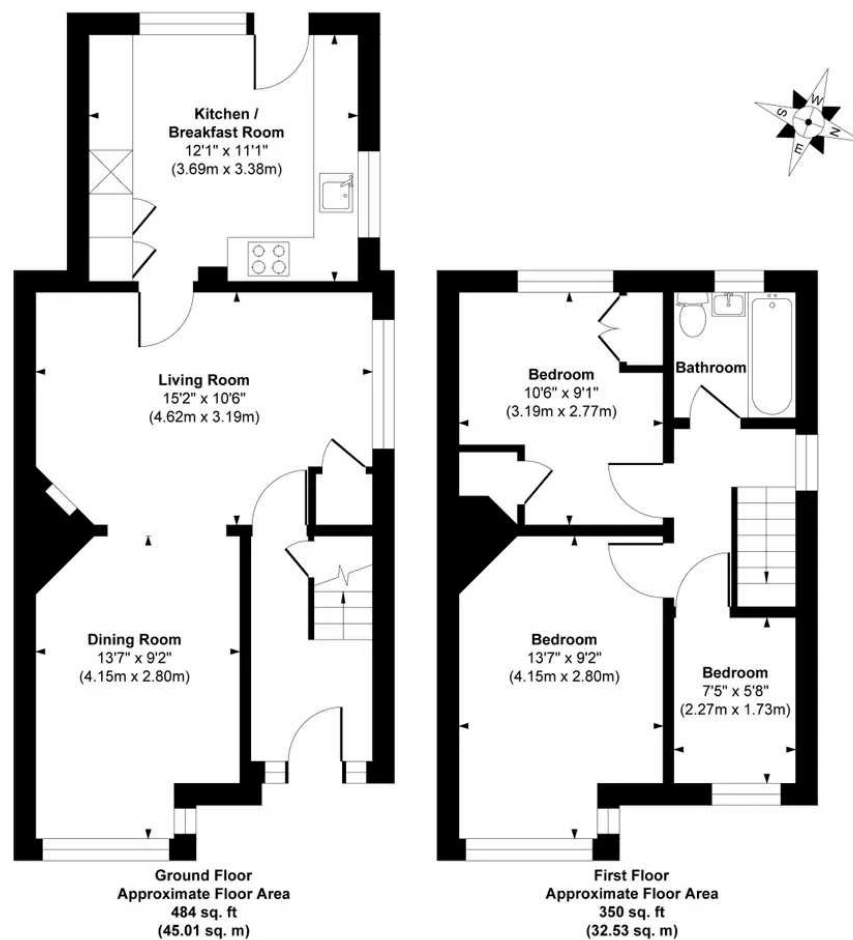
Distances (approx in miles)

Schools: St Wilfrid's Primary School 0.3, Oathall Community College (secondary school) 0.8.

Railway stations: Haywards Heath 1.3 providing a fast commuter service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) and Wivesfield Station 3

A23 Bolney 6 Gatwick Airport 15 Brighton seafront 14





Approx. Gross Internal Floor Area 834 sq. ft / 77.54 sq. m

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