



48 Gander Hill, Haywards Heath, West Sussex RH16 1RD

Guide Price £1,100,000 - £1,200,000

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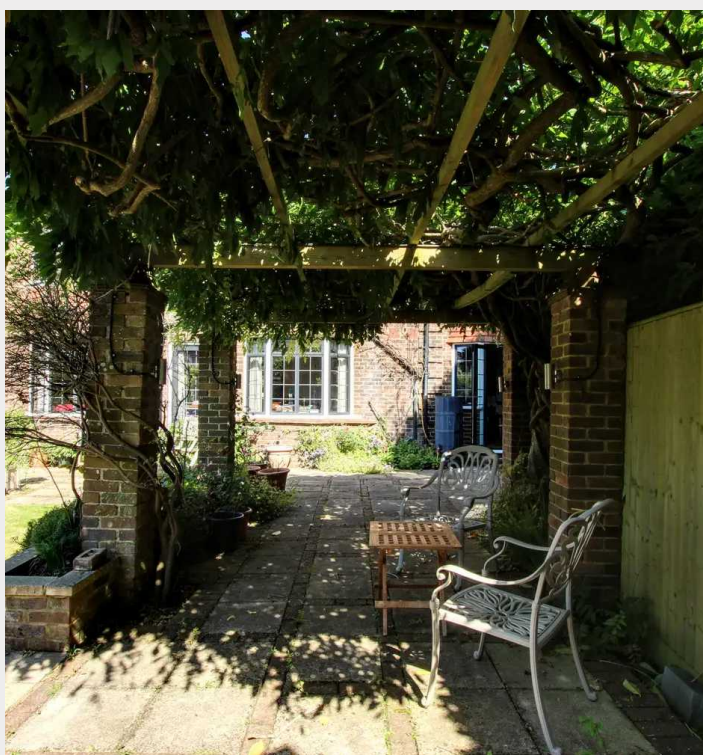


A classic late 1920s Turner style detached house occupying a large and secluded plot with a brick built garden studio, double garage and versatile second lounge/5th bedroom on the Haywards Heath/Lindfield border, close to good local schools and within a 0.7 mile walk of the railway station and just under a mile to the picturesque Village High Street.

Council Tax band: G

EPC Energy Efficiency Rating: D

- Character home of 2700 sq ft in prime location
- Large secluded plot on HH/Lindfield border
- Easy walk to railway station and schools
- Owned by the same family since the 1960s
- Sympathetically refurbished and extended
- Potential for improvement/enlargement STPP
- All classic character features still in place
- Living room with fireplace, separate dining room
- L shaped family size kitchen/breakfast room
- Second lounge/playroom/bed 5 and utility
- 4 bedrooms and 2 bathrooms
- Detached brick built garden studio room
- Plenty of driveway parking
- Double garage







The property retains a wealth of character features inherent of Harold Turner's houses including a solid oak tread staircase, latch doors and the classic tiled fireplace.

The owners have replaced most of the windows in black anodised aluminium frames to match the original leaded light casements and they have built a fabulous garden studio in keeping with the house.

There is great potential to make improvements or extend the house further, if required.

The gardens are beautifully arranged with planted beds and mature borders with high hedging, giving a good degree of seclusion. The plot extends to about 0.20 acres.



The property is situated in one of the town's most desirable neighbourhoods on the Haywards Heath/Lindfield Village borders making it ideal for commuters and families. The railway station is within a 15 minute walk and in nearby Sunte Avenue there is The Witch Inn gastropub/restaurant. Local schools are all within a 10 minute walk and the property is conveniently placed within a short drive of numerous independent schools. Lindfield's picturesque village High Street is within a 15 minute walk where there is an extensive range of shops, boutiques, pubs, restaurants, the landmark duckpond and the large common which hosts several events throughout the year. Haywards Heath also has an extensive range of shops, restaurants, cafés and bars, a leisure centre and a 6th form college. Open countryside is within a short walk which links with the golf club.

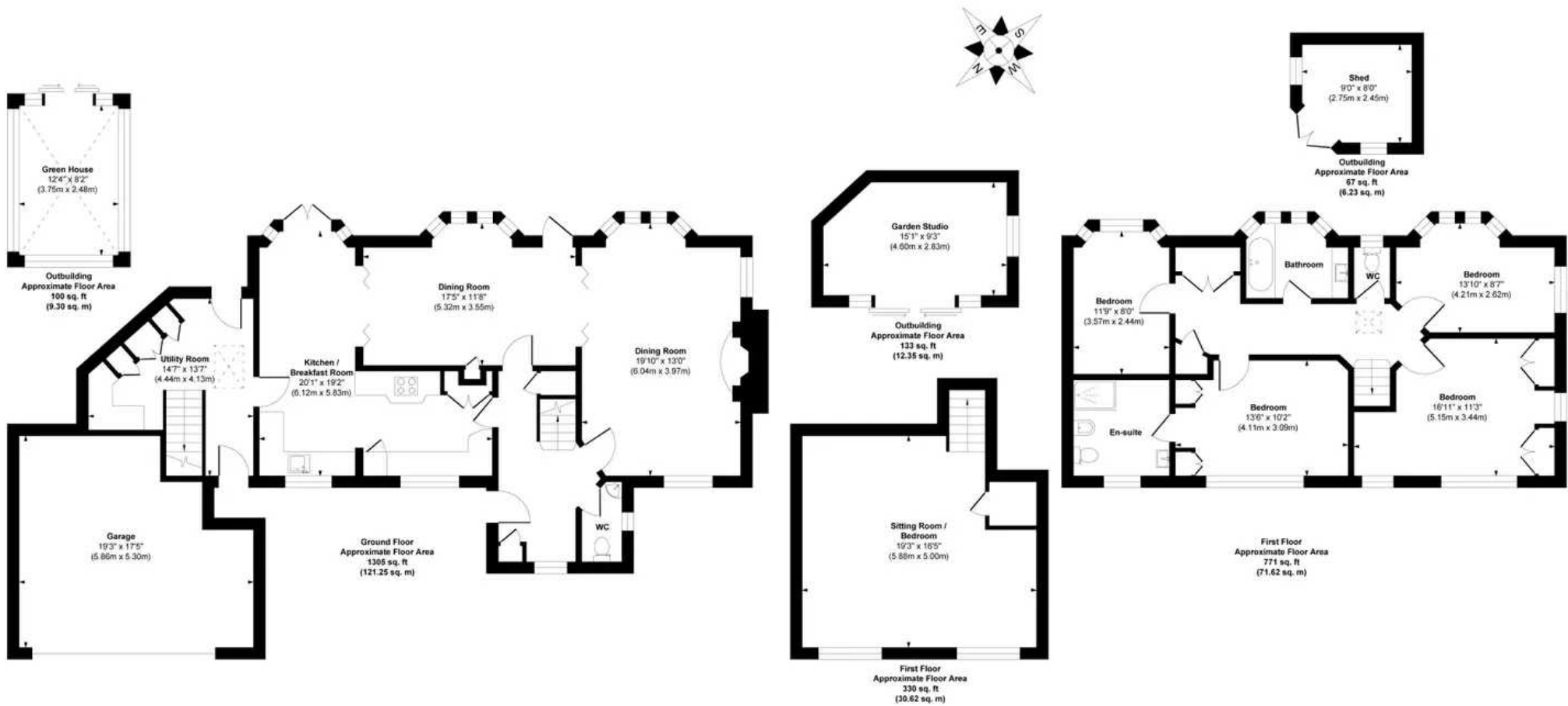
**Distances: approx miles on foot/car/train**

Haywards Heath railway station 0.7 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), The Broadway 1.1, Lindfield High Street 0.75, A23 at Bolney 14

**Local Schools:** Lindfield Primary School 0.65, Blackthorns Primary School 0.6, Oathall Community College 0.6

**Independent Schools:** Ardingly College 2.2, Great Walstead 2.4, Cumnor House 6.4, Worth 7.5, and Burgess Hill Girls 5.1 These and most of the counties other independent schools including Bedes, Lancing College, Hurst, Brighton College and Roedean all run bus services with pick up points close by.





**Approx. Gross Internal Floor Area 2706 sq. ft / 251.37 sq. m (Including Garage & Outbuilding)**

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## Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

[hh@mansellmctaggart.co.uk](mailto:hh@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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