



28 Greenhill Way, Haywards Heath, West Sussex RH17 7SQ

Guide Price £800,000-£850,000



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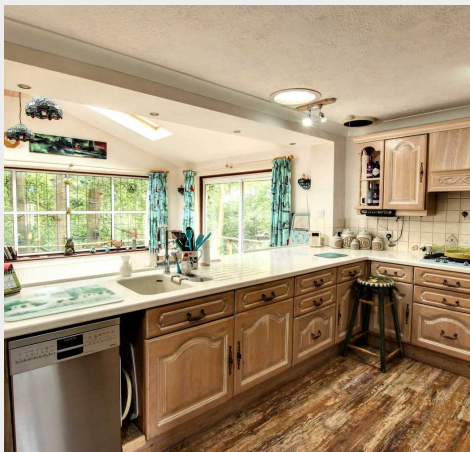


A versatile detached chalet style house of approximately 2250 ft.² with garaging for 5 cars, gardens and woodland with pond extending to about 0.9 acres on the town's south eastern outskirts adjoining ancient woodland.

The owner has been in residence since 1996 and has carried out various alterations and extensions, yet the property is now at that stage where it would benefit from general updating throughout.

To the east of the house is a courtyard garden with a double garage and workshop with storage above and parking in front and to the western side of the house are further gardens with a set of high gates which lead to an oak framed garage building with power and lighting, which could easily accommodate 3 large cars.

To the south side is the mature woodland with numerous ancient trees and an old pond backing onto a public footpath linking with Asylum Wood and providing a wonderful link to the glorious countryside and Colwell Lane.



- **Great potential for further enlargement STPP**
- **Easy walk to hospital and primary schools**
- **New primary school to be built off Hurstwood Lane**
- **For sale with immediate possession**
- **EPC rating: C - Council Tax Band: F**

Location

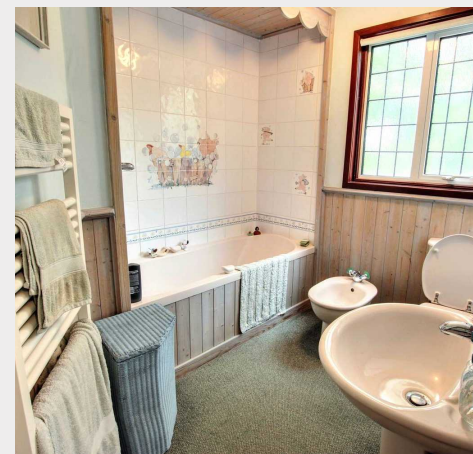
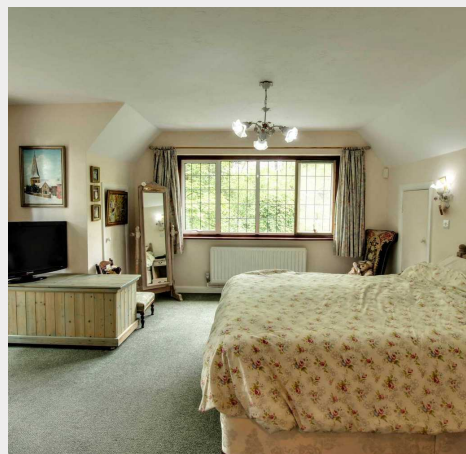
Greenhill Way is located off Hurstwood Lane on the town's south eastern edge and is within a short walk of the Princess Royal Hospital, Birch Hotel and service station. It is believed that Hurstwood Lane will become a no-through lane and a new primary school will be built further down the lane which would make a rather lovely walk to a primary school. The property sits just over the county boundary of East Sussex under the jurisdiction of Lewes District Council so children have the choice of going to the schools in both East and West Sussex and a school bus links with Chailey Secondary School in South Chailey.

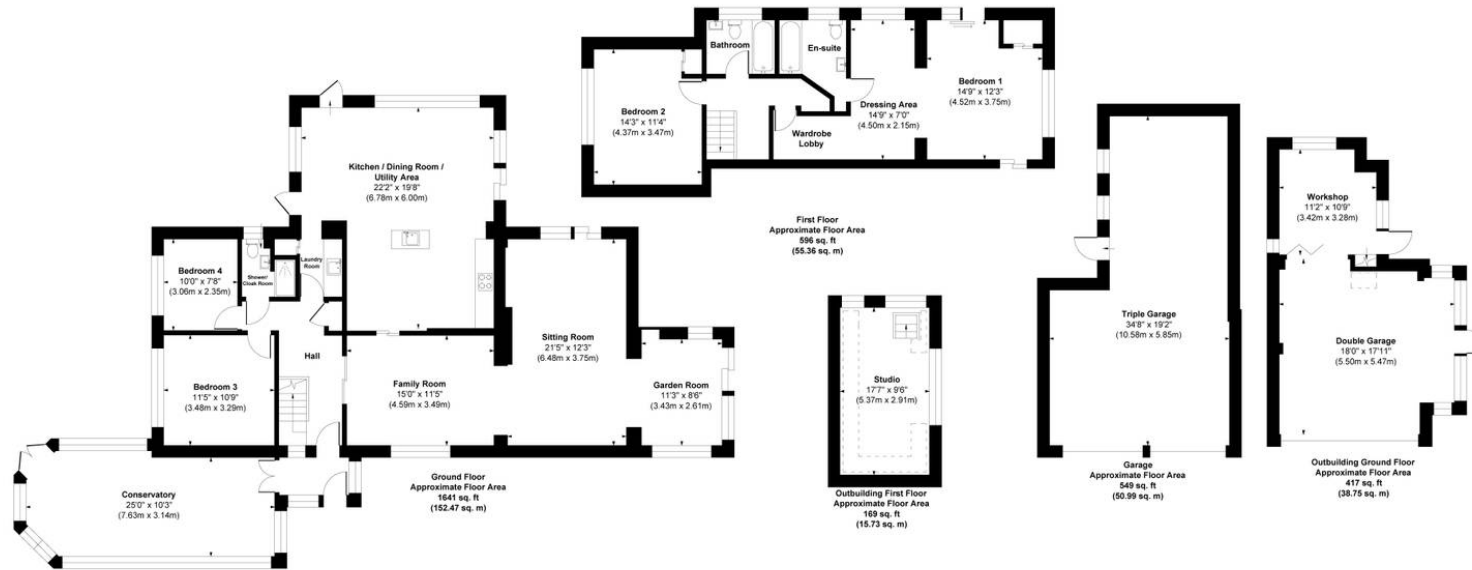
The town centre is about 1 mile distant where there is an extensive range of shops and stores. There is a 6th form college and a leisure centre.

By road access to the major surrounding areas can be swiftly gained via the A272, B2112 and A/M23 Which lies about 6 miles to the west at Bolney or Warninglid.

Distances in approximate miles on foot/car/rail

Princess Royal Hospital 0.5, Railway station 1.8 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), St Wilfrid's Primary 0.9, Northlands Wood Primary 1.0, Oathall Community College 1.8.





Approximate Gross Internal Floor Area 3372 sq. ft / 313.30 sq. m(Including Garage & Outbuilding)

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