



15 Sergison Road, Haywards Heath, West Sussex RH16 1HX

Guide Price £600,000-£625,000



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A spacious 3 bedroom detached bungalow on the desirable west side of town with two driveways, an attached single garage and a 48' x 48' rear garden in need of some cosmetic updating and located in a popular area within an easy walk of the town centre, Station, Waitrose, Sainsbury's, the leisure centre and good schools.

- Detached bungalow in prime west side location
- Easy walk to town centre and railway station
- Catchment area for the most desirable schools
- Big living room with fireplace
- Family size kitchen/breakfast room
- 3 bedrooms, bathroom and separate WC
- Potential for extending/adding a first floor STPP
- Plenty of driveway parking and attached garage
- Harlands Primary School & Warden Park Secondary Academy School catchment area
- For sale with no onward chain
- EPC rating: C - Council Tax Band: E



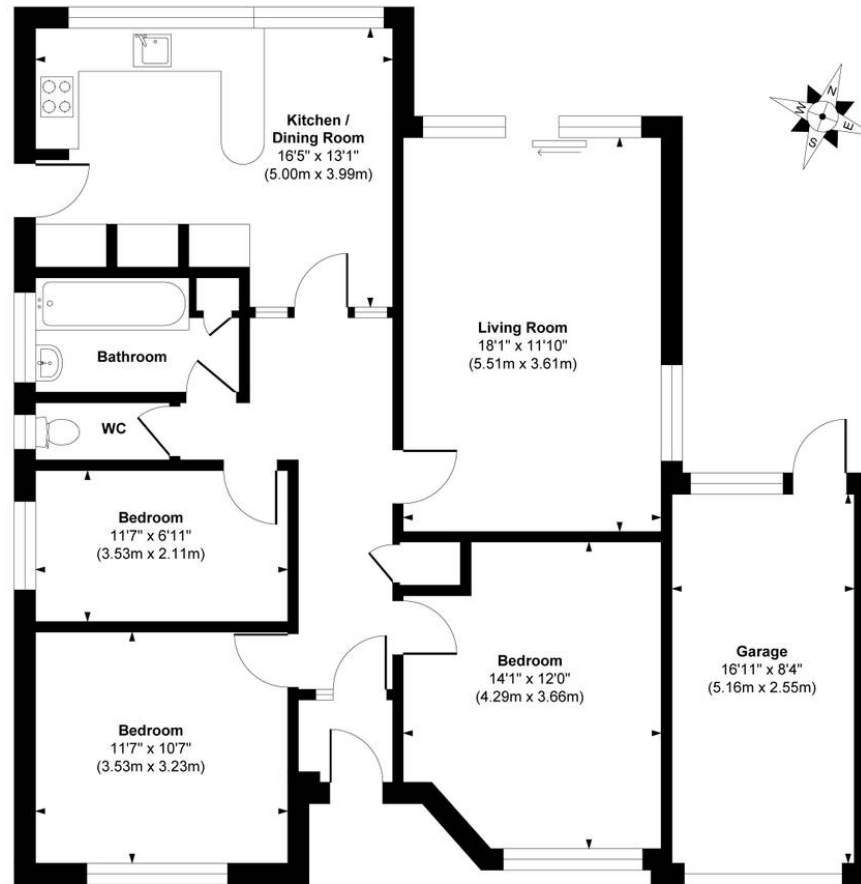
Location

The property is located midway along Sergison Road on the town's desirable west side. On foot, the railway station is within 0.5 miles and provides fast commuter links to London, Gatwick airport and Brighton. An alleyway from Lucastes Avenue leads through to the Dolphin Leisure Centre with its wonderful sports facilities including swimming pools. There are shops within walking distance including the large Sainsbury's Superstore and the Waitrose stor (adjacent to the station). Children from this side of town generally fall into the catchment area for Harlands Primary School in Penland Road and go onto Warden Park Secondary Academy in neighbouring Cuckfield. The local area is well served by some excellent independent schools including Great Walstead, Cumnor House, Ardingly College, Worth and Burgess Hill Girls. These and some of the County's other excellent schools including Brighton College, Roedean, Lancing College and Bedes all run a school bus service with pick up points close by. The town centre with its numerous shops, stores, restaurants, cafes and bars is 0.6 miles on foot. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M 23, the latter lying approximately about 5.5 miles to the west at Bolney or Warninglid.

Distances (approx in miles)

Railway station 0.6 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Harlands Primary School 0.9, Warden Park Secondary Academy 1.3 (on foot via Blunts Wood), A23 Bolney 5.5, Brighton seafront 14.5, Gatwick Airport 12, Central London 40





Floor Plan

Approximate Gross Internal Floor Area 1154 sq. ft / 107.18 sq. m(Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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