



5 Buckle Lane, Haywards Heath, West Sussex RH17 7DW

Guide Price £475,000

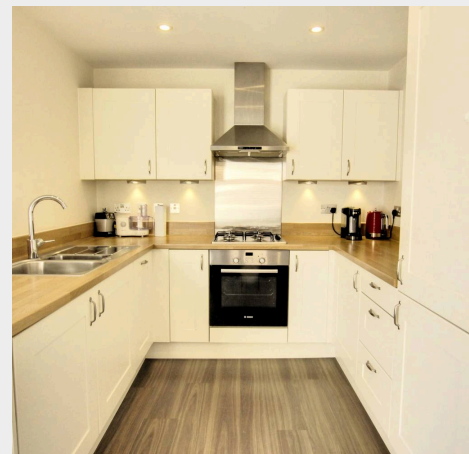
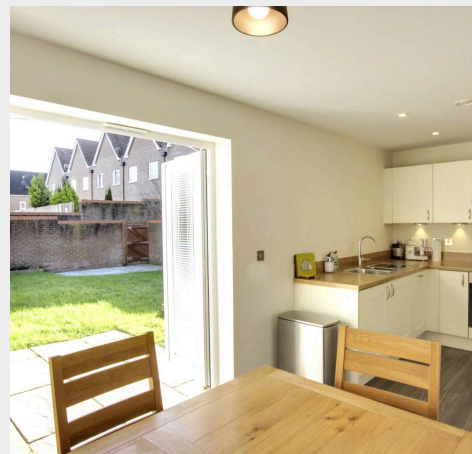


**MANSELL
McTAGGART**
Trusted since 1947



An immaculate 3 bedroom detached house with a good-sized fully walled garden, a driveway and garage alongside situated in this very popular modern development near the hospital on the town's southern edge. For sale with no onward chain.

- Detached 3 bedroom home just south/west of the hospital
- Corner plot with potential for additional parking
- Immaculate and neutral decor throughout
- 38' x 30' fully walled east facing rear garden
- Driveway & garage with electric door
- Generous rooms with fitted plantation shutters
- Lounge and large kitchen/dining room
- Master bedroom with en-suite shower room
- Close to St Francis Social Club, tennis courts, bowls club & 18 meter indoor swimming pool
- Internal viewing highly recommended
- EPC rating: B - Council Tax Band: D
- Estate charge: £240 per annum
- Managing agents: Hunters Group
T: 01444 254400



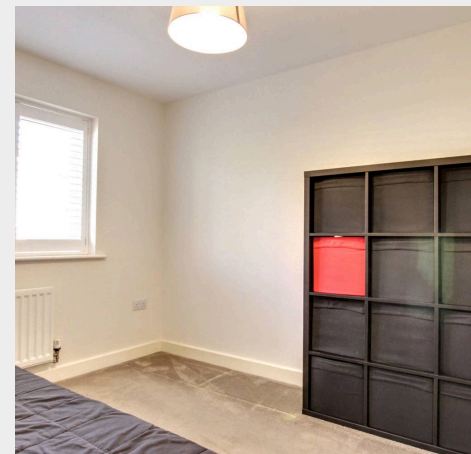
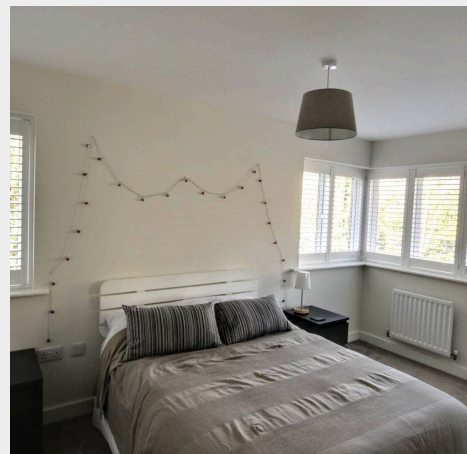
Buckle Lane is just off Robertson Drive which in turn is off Rocky Lane (East) which runs between the Lewes Road and Wivelsfield Road/Rocky Lane. The property is within a short walk of the hospital and countryside. The town is approximately 1 mile distant on foot and has an extensive range of shops, stores, restaurants, cafes and bars with the mainline railway station being approximately 1.9 miles away (by car) which is within close proximity to Waitrose, Sainsburys and a leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6 miles to the west at Bolney. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

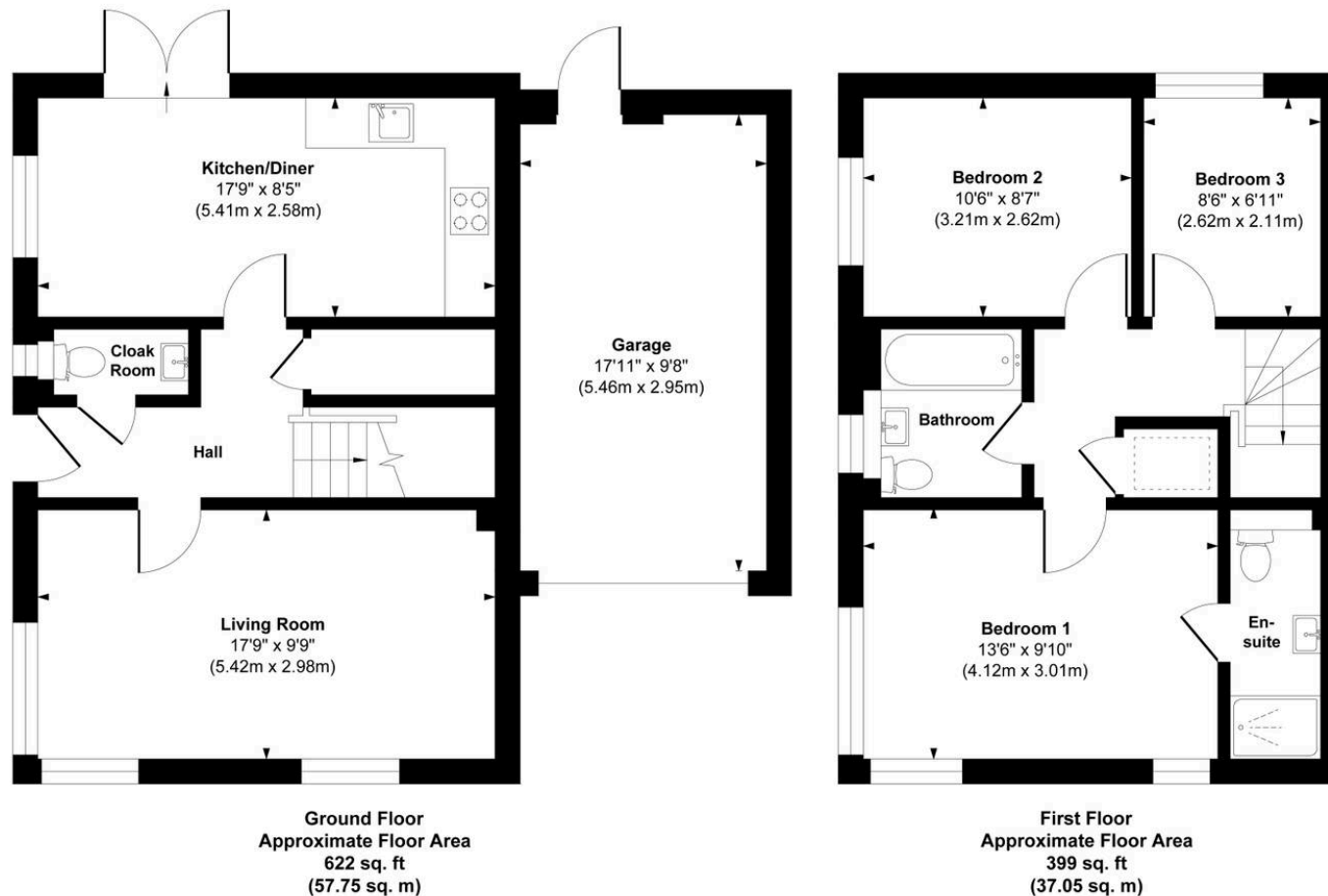
Distances: (approx miles by car)

Schools: By car (much closer on foot) St Wilfrid's Primary (1.2), St Joseph's RC Primary (1.4), Northlands Wood (0.8), Warden Park Primary Academy (1.2 miles), Oathall Community College (1.5), Warden Park Secondary Academy in Cuckfield (2.5).

A new primary school is to be built off Hurstwood Lane soon.

Railway Station: Haywards Heath (1.9) providing fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins), Town Centre: (1) Brighton Seafront: (14.8), Gatwick Airport: (15.6)





Approximate Gross Internal Floor Area 1021 sq. ft / 94.80 sq. m (Including Garage)

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

Mansell McTaggart Haywards Heath

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

01444 456431

hh@mansellmctaggart.co.uk

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.