



28 Woodlands Road, Haywards Heath, RH16 3JU

Guide Price £375,000-£400,000



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A large 2 bedroom semi-detached character cottage in this established no through road with a 110' x 26' south facing rear garden and tremendous potential for extending STPP situated in this quiet residential area just to the east of the town centre and ideally placed within walking distance of several schools and just 1 mile from the railway station.

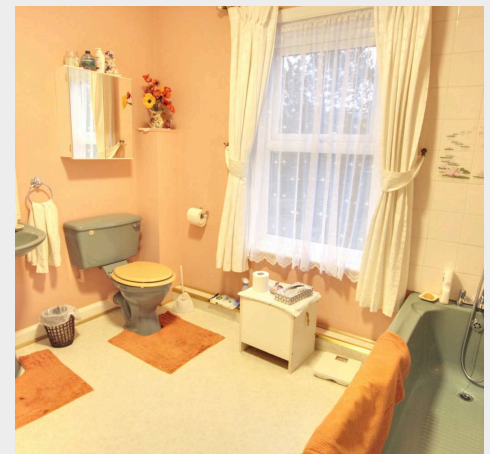
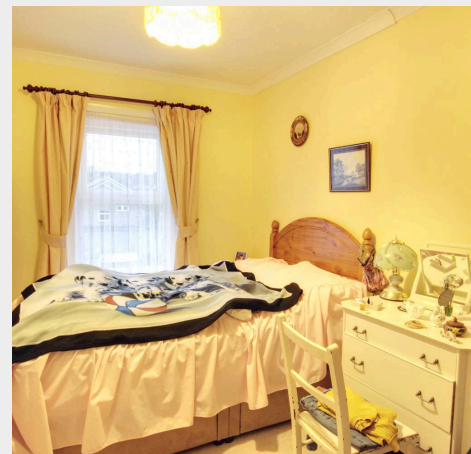
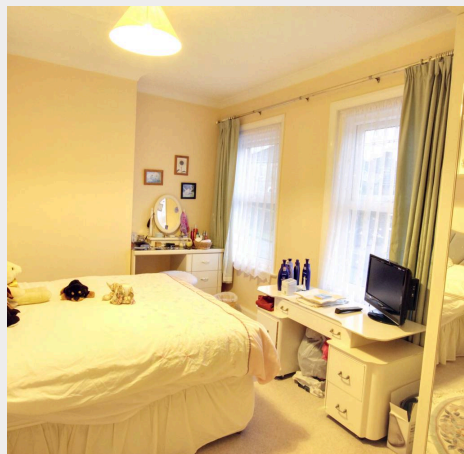
- Character home in quiet no-through road
- Close to town centre & 1 mile walk to station
- Owned by the same family for about 40 years
- Very clean and tidy order throughout
- Would now benefit from some updating
- Fabulous 110' long south facing rear garden
- Private driveway parking and front garden
- Big living room and conservatory
- Spacious family sized kitchen/breakfast room
- 2 large bedrooms and upstairs bathroom
- Easy walk to several primary schools
- EPC rating: C - Council Tax Band: C





Woodlands Road is located off Mayflower Road which, in turn, is located off the western end of New England Road. Local schools within a short walk include Warden Park Primary Academy, St Wilfrid's, St Joseph's and Oathall Community College (all within a 10/15 minute walk). The town centre is just over half a mile distant where there is an extensive range of shops and stores whilst the town's trendy Broadway has several restaurants, cafes and bars. There are numerous leisure groups, sports clubs and a state-of-the-art leisure centre. An alleyway from Fields End Close leads through to Pineham Copse giving swift access to the Princess Royal Hospital. Lindfield's picturesque village High Street can be easily accessed on foot, via the Scrase Valley nature reserve, where there is a traditional range of shops, boutiques, great pubs and restaurants, the landmark duckpond and large common which hosts several events throughout the year. The railway station provides a fast commuter service to London, Gatwick Airport and Brighton, is just over a mile on foot. By road, access to the major surrounding areas can be gained via the A272 and A/M23, the latter lying about 6 miles to the west at Bolney or Warninglid. There are several beauty spots in the local area including the 180 acre Ardingly Reservoir, both Ditchling and Chailey Common Nature Reserves, the South Downs National Park and the Ashdown Forest.

**Distances (approx miles on foot/by car or train)** Town centre 0.5, The Broadway 0.7, Railway station 1.0 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), A23 Bolney 6, Brighton Seafront 14, Gatwick Airport 15





**Approximate Gross Internal Floor Area 915 sq. ft / 85.06 sq. m**

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

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