



3 Hawthorn Place, Haywards Heath, West Sussex RH16 4FY

Guide Price £450,000 - £465,000

**MANSELL
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A 4/5 bedroom terraced town house with versatile accommodation over 3 floors and a south/east facing rear garden tucked away in a cul-de-sac just to the south of the playing fields in Bolnore Village, close to the glorious countryside and woodland, the Village Square shops and excellent local primary school.

- Versatile town house with up to 5 bedrooms
- Garage and parking space in adjacent block
- Short walk of Village Square shops & primary school
- Close to ancient woodland and countryside
- Warden Park Secondary Academy School catchment area
- Ground: hall, WC, kitchen and living room
- 1st: 2 double bedrooms with ensuite shower rooms, bed 5/study
- Top: 2 further double bedrooms and bathroom
- 27' x 16' fully enclosed rear garden
- 1.5 mile walk to railway station
- EPC rating: C - Council Tax Band: E

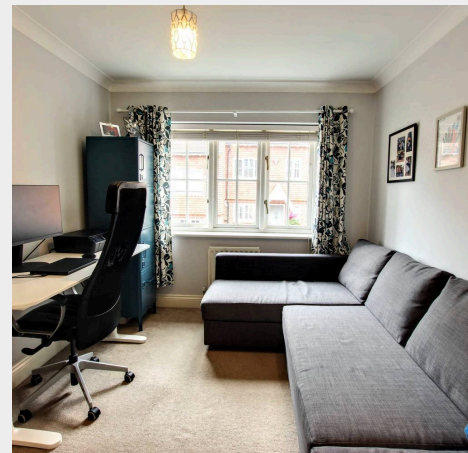
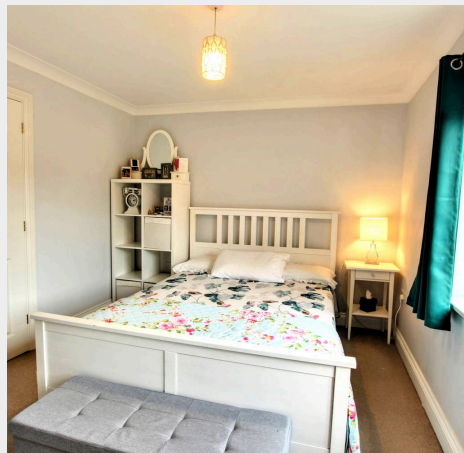


NB. Photos and video were taken in the summer of 2024 prior to marketing in Jan 2025

Hawthorn Place is in the Lower Village area on the southern side of Bolnore Village which, in turn, is located on the south western side of Haywards Heath. The village is becoming increasingly popular with families due to its friendly atmosphere and highly regarded primary school. There is also a Village Square with a large Co-op store and the Woodside Pavilion and playing fields which all create a central focal point. The A272 town relief road gives swift vehicular access to the neighbouring districts., Wivelsfield railway station, the town centre and Haywards Heath railway station (which provides a faster commuter service to London (47 mins), Gatwick (15 mins) and the south coast (Brighton 20 mins). The town has an extensive range of shops, stores, restaurants, cafes and bars and a state of the art leisure centre. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield.

Distances: (in miles approx)

Bolnore Village Primary School (0.3), Warden Park Secondary Academy (1.9), Wivelsfield Railway Station (1.8), Haywards Heath Railway Station (1.6), A23 at Bolney (5.5), Brighton Seafront (15), Gatwick Airport (17)



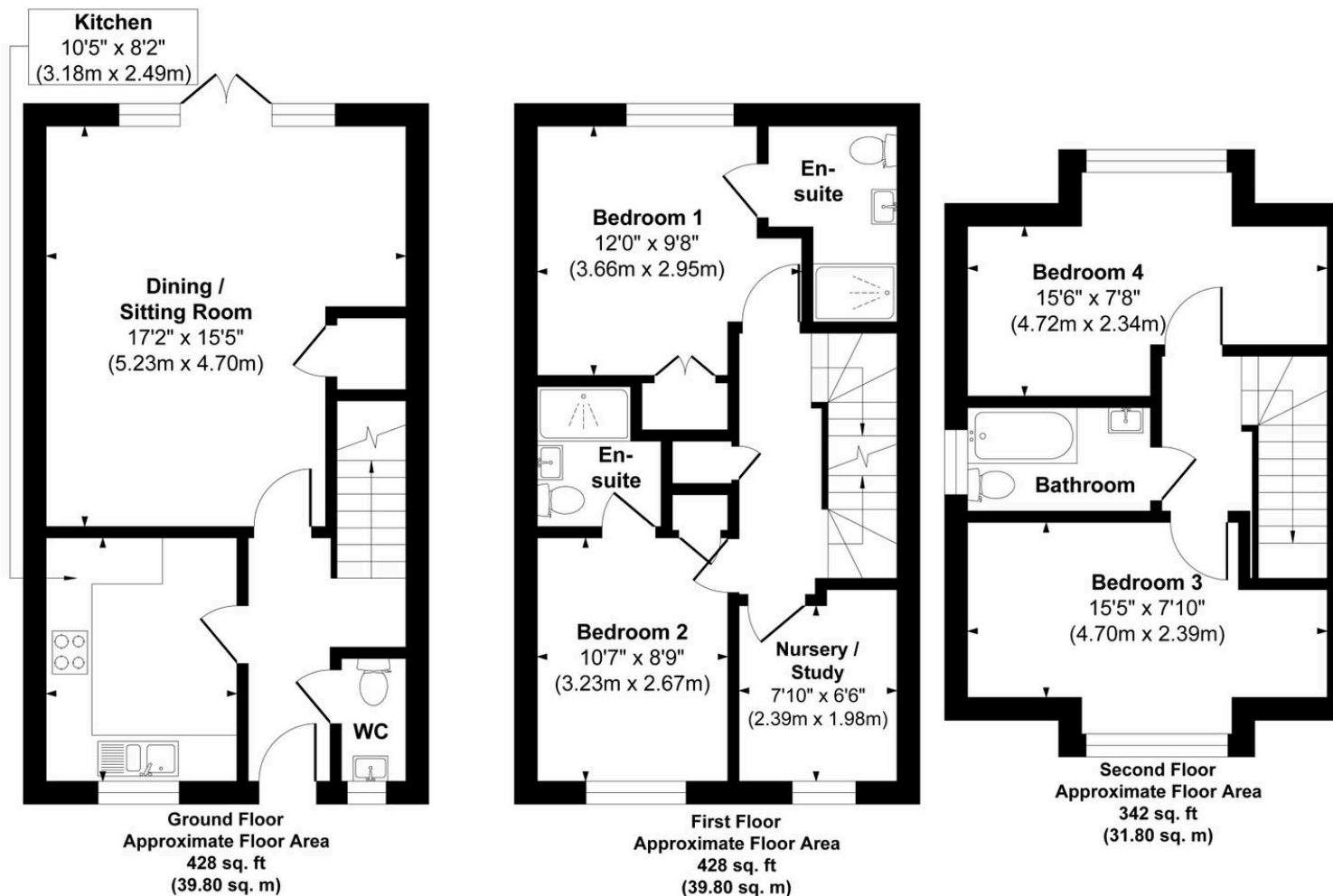


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