



33 Ridgeway, Haywards Heath, East Sussex RH17 7FZ

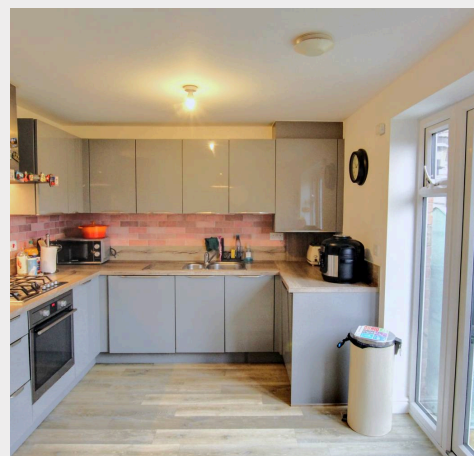
Guide Price £400,000 – £425,000

**MANSELL
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A 3 bedroom terraced house with garage, parking and a 34' x 17' rear garden built in 2017 by Taylor Wimpey on this popular modern development situated on the town's south/eastern edge close to countryside and the hospital.

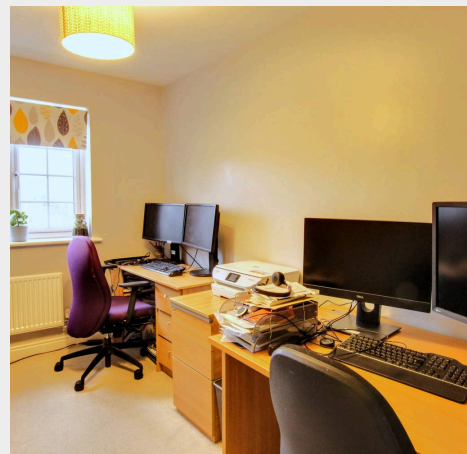
- Well proportioned 3 bedroom terraced house
- Very well presented throughout
- Popular development near countryside
- Built in 2017 by Taylor Wimpey
- 34' x 17' east facing rear garden
- Garage and allocated parking space adjacent
- 10 mins walk to the hospital
- Hall, cloakroom, living room
- Kitchen/dining room leading onto garden
- Master bedroom with en-suite shower room
- 2 further double size bedrooms and bathroom
- Oathall & Chailey Secondary School catchment areas
- Annual Estate Service Charge and Reserve Fund for the period: 01.01.25-31.12.25 - £457.62
- EPC rating: B - Council Tax Band: D



Ridgeway is a continuation of Greenhill Way which, in turn, is located off Hurstwood Lane on the town's south eastern outskirts. The development adjoins countryside and access onto woodland and Colwell Lane with footpath links to the adjoining villages and countryside. From Hurstwood Lane access can be swiftly gained on foot to the Hospital, Birch Hotel and service station with convenience shop and onto the town centre where there is an extensive range of shops, stores, restaurants, cafés and bars, a state of the art leisure centre and several schools. Whilst still in Haywards Heath, the property is located in East Sussex and Lewes District Council's jurisdiction so has the benefits of being able to access schools in both the town and also the highly regarded primary school at Wivelsfield and a small secondary school at Chailey (subject to availability). By road, access to the major surrounding areas can be swiftly gained via the A272 Haywards Heath relief road.

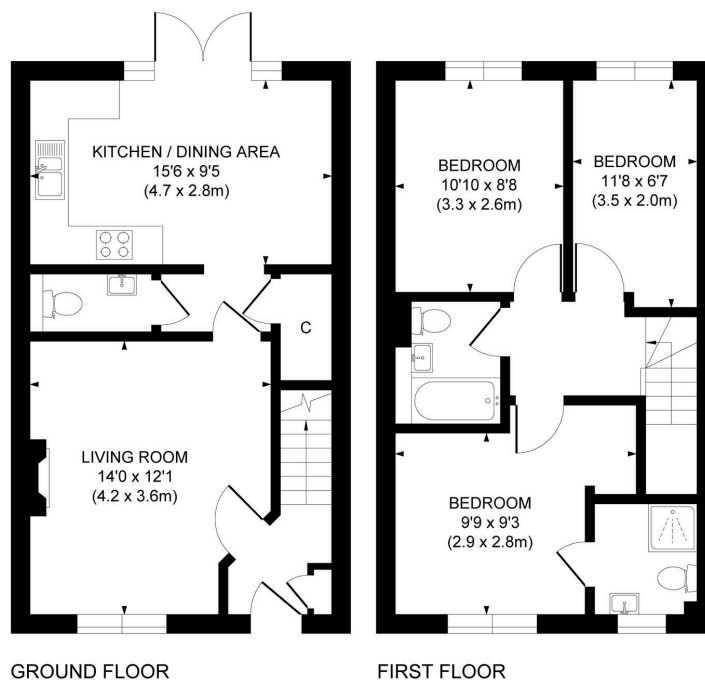
Distances in approximate miles on foot/car/rail

Haywards Heath station 2 – providing fast commuter links to London (London Bridge/Victoria 45 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins) Princess Royal Hospital 0.6, St Wilfrid's Primary School 1, Northlands Wood Primary School 1.2, Oathall Community College 1.6, Wivelsfield Primary School 2.8, Chailey Secondary School 6, St Paul's Catholic College 5.7, Gatwick Airport 16, Brighton seafront 14



Approximate Gross Internal Area

849 sq. ft / 78.89 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath

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