



4 America Lane, Haywards Heath, West Sussex RH16 3PS

Guide Price £375,000



**MANSELL  
McTAGGART**  
Trusted since 1947



A semi-detached 2/3\* bedroom house in need of general updating with a 56' x 25' south facing garden, plenty of driveway parking, a garage and workshop on the eastern side of town close to a small parade of shops, several good schools and within easy walking distance of Lindfield's picturesque Village High Street and just 0.9 miles on foot to the railway station. NO CHAIN

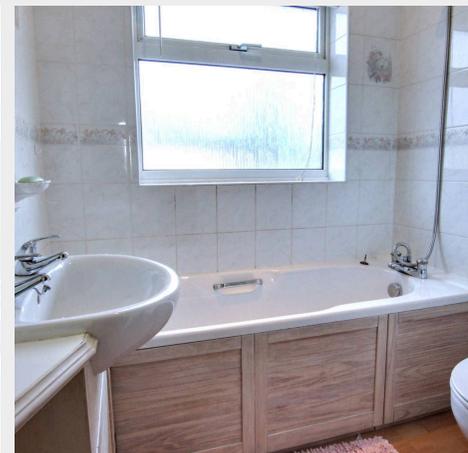
- Semi-detached home on south facing plot
- Owned by the same family since 1960
- Potential for extending/loft conversion STPP
- Does not require general updating
- Driveway parking, workshop and garage
- 56' x 25' South facing rear garden
- Extended ground floor accommodation
- \*Arranged as 2 big bedrooms but could be easily converted back to 3 bedrooms
- Useful attic room with pulldown ladder
- Close to excellent schools and local shops
- Easy walk to Lindfield Village
- 0.9 miles to railway station
- EPC rating: D - Council Tax Band: C



The property is situated on America Lane on the town's rejuvenated east side close to the Lindfield borders and within a 2-minute walk of a parade of local shops. Barn Cottage Recreation Ground is close and there is a shortcut on foot to the rear entrance (Oathall Avenue) to Oathall Community College with its farm. Warden Park Primary Academy is located at the western end of New England Road. Other nearby schools include St Wilfrid's, St Joseph's (RC), Northlands Wood, Blackthorns and Lindfield Primary. A regular bus service runs along America Lane linking with the town centre, hospital, railway station and neighbouring districts. Lindfield's picturesque village High Street can be easily accessed on foot via numerous alleyways and short cuts. The town centre is within a 15 minute walk where there are numerous shops, restaurants, cafés and bars. By road, access to the major surrounding areas can be swiftly gained via the A272 and A23/M23 which lies about 6 miles to the west at Bolney or Warninglid.

**Distances. (approx. in miles on foot/car/rail)**

Warden Park Primary Academy School 0.4, Oathall Community College 0.5, The Orchards Shopping Centre 0.75, Railway station 1 (via Clair Park) London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins, A23 Bolney 6.25, Gatwick Airport 14, Brighton seafront 15



# America Lane, Haywards Heath, East Sussex, RH16

Approximate Gross Internal Area  
146.5 sq m / 1577 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1183555)

## 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.