



**Selamat, Hurstwood Lane, Haywards Heath, RH17 7SH**

Guide Price £850,000 – £900,000



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A substantial detached bungalow of 3000 ft.<sup>2</sup> with up to 5 bedrooms offering great flexibility and potential for division to provide a self-contained annexe if required, occupying a fabulous plot with beautiful gardens on the south/eastern edge of town close to countryside and within a short walk of the Princess Royal Hospital, Birch Hotel, local store and within easy reach of several schools.

- Substantial bungalow offering tremendous versatility
- Accommodation arranged in wings
- Easily adapted to create an annexe
- Great potential for further extension STPP
- Up to 5 bedrooms with 2 bathrooms
- Living room with fireplace
- Separate dining room
- Family sized kitchen/breakfast room
- Utility room
- Stunning gardens
- Private driveway parking
- Double garage
- On bus route 30 (nearest stop being just round the corner in Greenhill Way) – this route runs via the station
- Close to countryside and hospital
- Within reach of several schools
- EPC rating: C – Council Tax Band: F





Situated in a semi-rural location on the outskirts of Haywards Heath, Hurstwood Lane is a part no-through lane located in the Fox Hill area on the town's southern edge. Open countryside is close by which is interspersed with footpaths and bridleways linking with the neighbouring districts and villages. Nearby facilities include the Birch Hotel, service station with convenience shop, the Princess Royal Hospital and the Franklands Village store. The Fox and Hounds pub/restaurant is also within close proximity and a new primary school is expected to be built in the next few years.

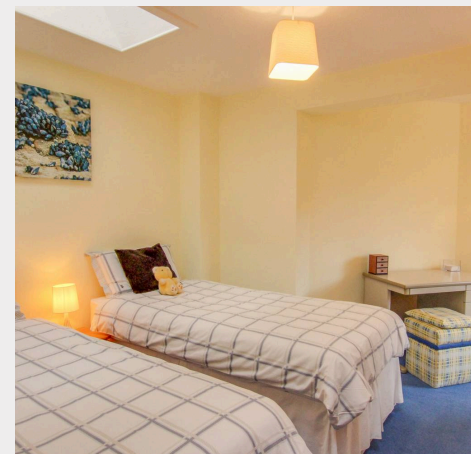
The town centre is approximately 1 mile distant offering an extensive range of shops, stores, restaurants, cafes and bars. The railway station is just under 2 miles distant and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Schools are well represented throughout the town and the property is within walking distance of both Northlands Wood and St Wilfrid's primary schools and children from this side of town fall into the catchment area for Oathall Community College on the Haywards Heath/Lindfield borders.

By road, access to the major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying approximately 6.5 miles to the west at Bolney or Warminglid.

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

**schools:** St Wilfrid's 0.9, Northlands Wood 1.0, Wivelsfield 2.9. **Secondary schools:** Oathall Community College 2.2, Warden Park Secondary Academy 3.2, St Paul's RC 5.

**Railway stations:** Haywards Heath 1.7 & Wivelsfield 2.9A23 at Bolney 7, Brighton seafront 13, Gatwick Airport 15

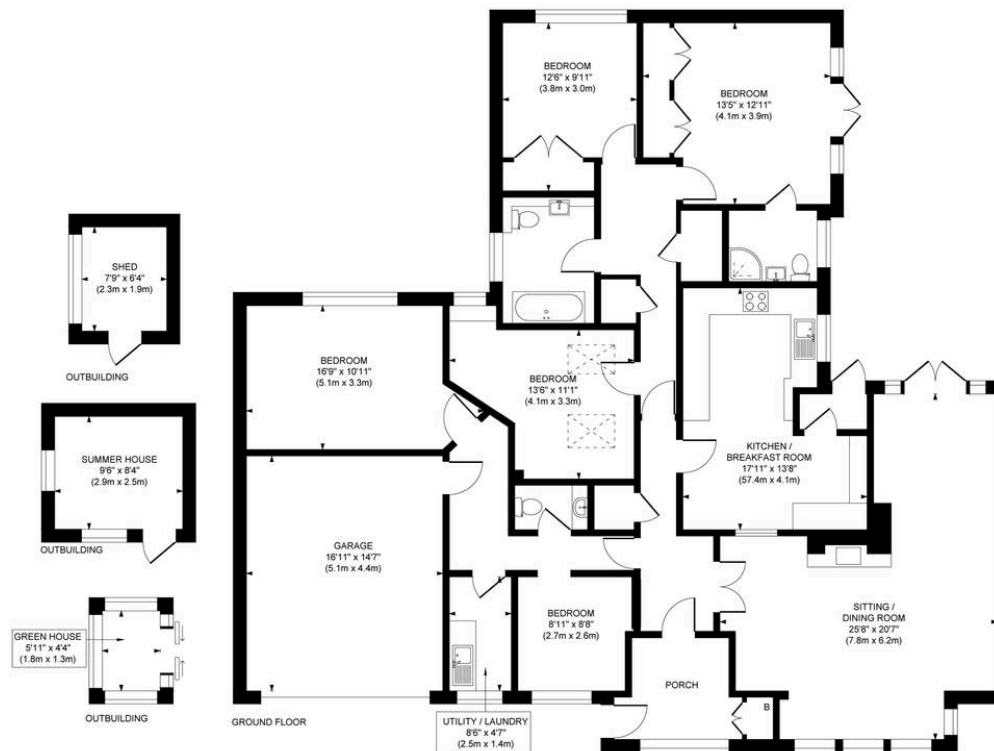


**Approximate Gross Internal Area**

Main House 2088 sq. ft / 193.96 sq. m

Outbuildings 154 sq. ft / 14.27 sq. m

Total 2241 sq. ft / 208.24 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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