



75 Sussex Road, Haywards Heath, West Sussex RH16 4ED

Guide Price £400,000 – £415,000



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An immaculate 3 bedroom semi-detached house with private driveway parking and a single detached garage and additional parking behind in a convenient location close to the town centre, the hospital and within walking distance of good schools and the mainline railway station.

- Immaculate home very close to town centre and hospital
- Close to St Wilfrid's, St Joseph's & Warden Park Academy primary schools
- Within 1 mile of the mainline railway station
- 32' x 19' fully enclosed rear garden with side access
- Driveway parking to the front for 1 car with detached garage and parking behind
- Long lounge/dining room with doors to garden
- Modern kitchen (completely updated in 2020)
- Beautiful bathroom refitted in 2022/2023
- 2 doubles & 1 single bedroom
- New front and rear doors in 2017
- New internal doors / flooring 2020
- New boiler around 4 years ago
- New carpets in 2019
- EPC rating: C - Council Tax Band: D



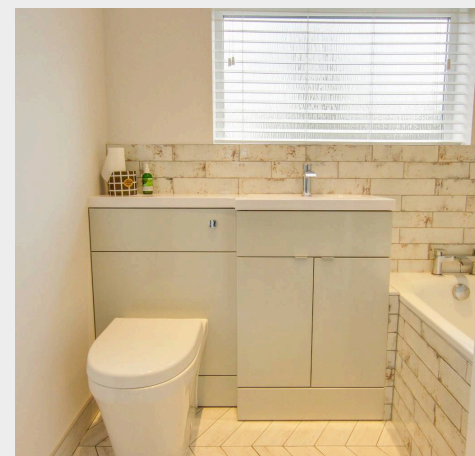
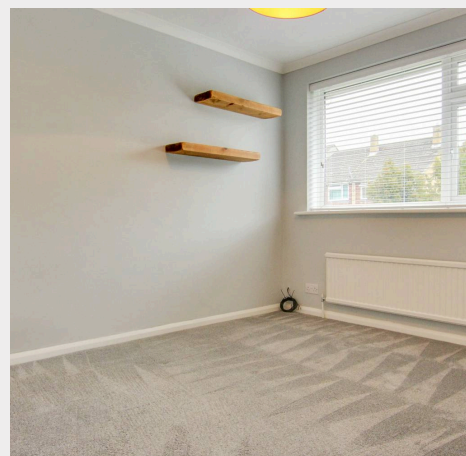
The property is located in this established area just to the south of the main town centre close to the new Sainsbury's local store. The town centre is within a third of a mile and provides an extensive range of shops, stores, restaurants, cafes and bars. The railway station is just over a mile distant and offers fast rail links to London, Gatwick and Brighton.

Schools are well represented throughout the town and the property is close to several primary schools and is within walking distance of secondary schools. A regular bus service runs along the road linking with the railway station, the hospital and the neighbouring districts. The town also has a leisure centre and 6th form college.

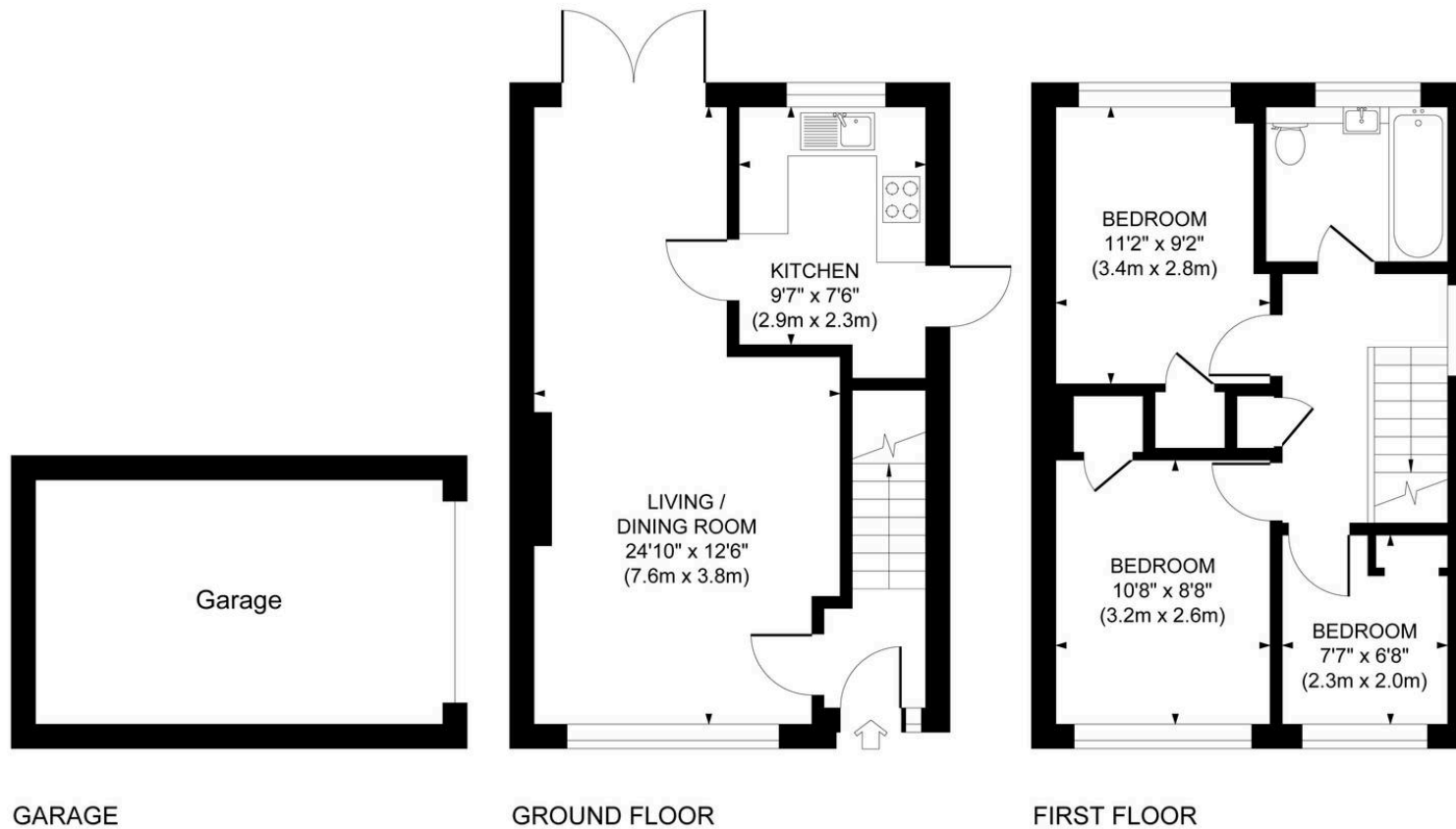
By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney or Warninglid.

Distances (in approximate miles)

Princess Royal Hospital (0.5), Haywards Heath Railway Station (1 mile) fast commuter services to London Bridge/Victoria (47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins), St Wilfrid's Primary School (0.4), St Joseph's RC School (0.4), Warden Park Primary Academy (0.5), Oathall Community College (1.2), Warden Park Secondary Academy (2.3).



Approximate Gross Internal Area
782 sq. ft / 72.64 sq. m (Excluding Garage)



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
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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