



95 Vale Road, Haywards Heath, West Sussex RH16 4JG

Guide Price £375,000 – £400,000

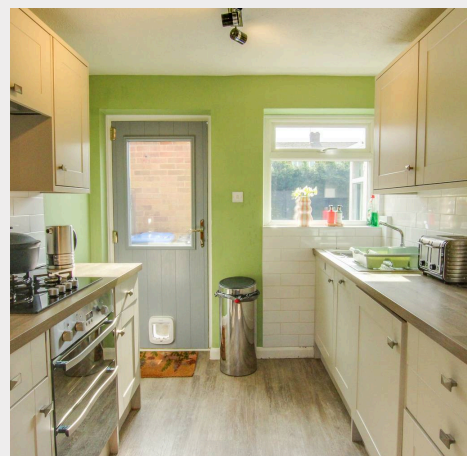
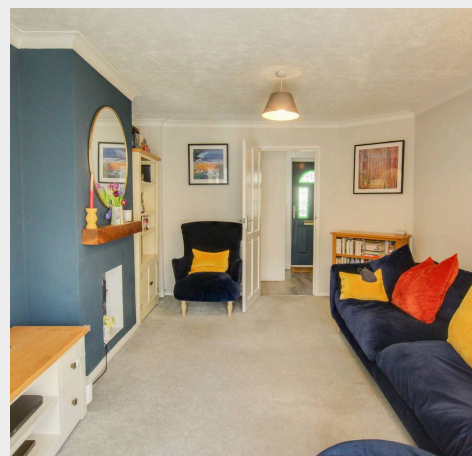


**MANSELL
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A well-presented 1960's 3 bedroom terraced house set behind a green with a 44' x 23' south east facing rear garden situated on the southern side of town, within walking distance of the town centre, the Princess Royal Hospital and mainline railway station.

- A well presented family home
- Set behind an open green
- A modern kitchen/breakfast room
- Sitting room opening into a conservatory
- 3 bedrooms and a modern family bathroom
- 44' x 23' south/east facing rear garden
- Walking distance of the town centre and Princess Royal Hospital
- uPVC double glazed windows, soffits and fascias
- New front door (2023) & new back door (2024)
- EPC rating: C - Council Tax Band: C



Vale Road runs between Ashenground Road and Sheppeys on the town's southern side close to the Vale surgery and pharmacy.

A regular bus service runs along the road linking with the town centre, railway station, hospital and neighbouring districts. The town centre is within a mile where there is an extensive range of shops, stores, restaurants, cafes and bars.

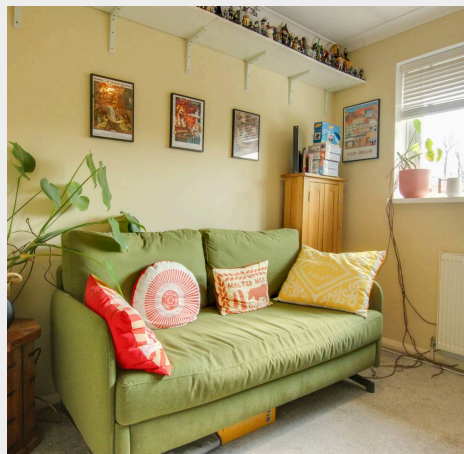
Schools are well represented throughout the town and the property is within walking distance of several primary schools. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. Oathall Community College with its farm is also within easy reach.

The station can be swiftly accessed on foot via Victoria Park (under 1.5 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).

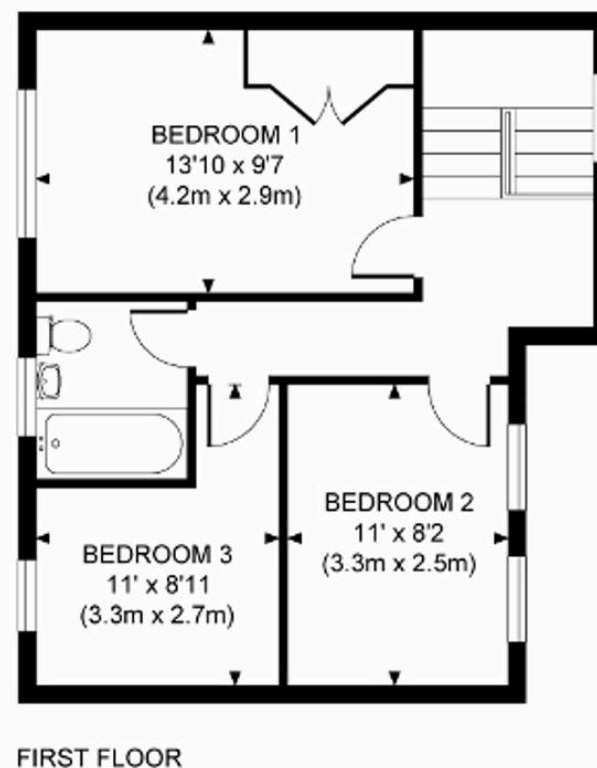
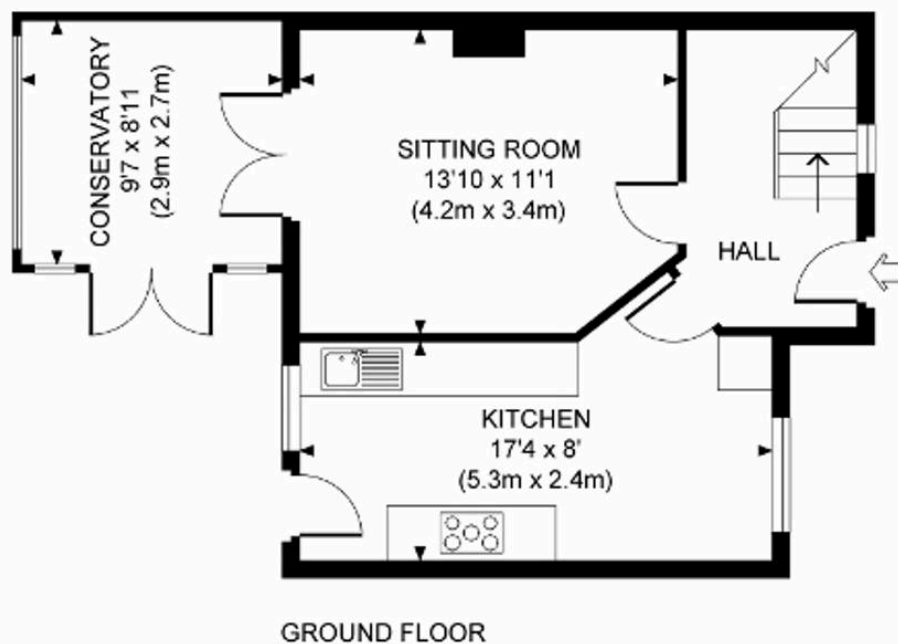
By road, access to the major surrounding areas can be swiftly gained via the A272/town relief road, the B2112 and the A/M23, the latter lying about 6.5 miles to the west at Bolney or Warninglid.

Distances (in miles on foot/car):

St Wilfrid's Primary Academy 0.7 St Joseph's RC Primary School 0.7 Warden Park Primary Academy 0.8 Oathall Community College 1.6 Warden Park Secondary Academy 2.5 Haywards Heath Railway Station 1.5 Brighton Seafront 14 Gatwick Airport 19



Approximate Gross Internal Area
901 sq ft / 83.7 sq m



Mansell McTaggart Haywards Heath

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