



24 Dellney Avenue, Haywards Heath, West Sussex RH16 3ND

Guide Price £400,000 - £425,000

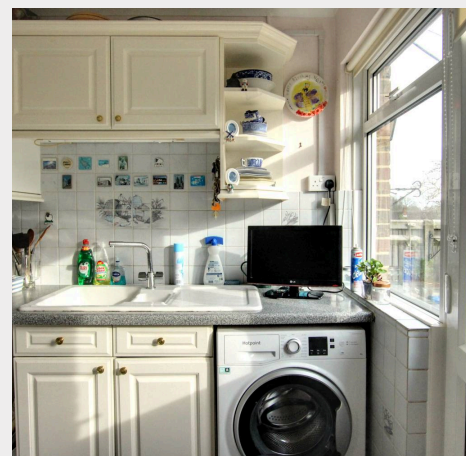
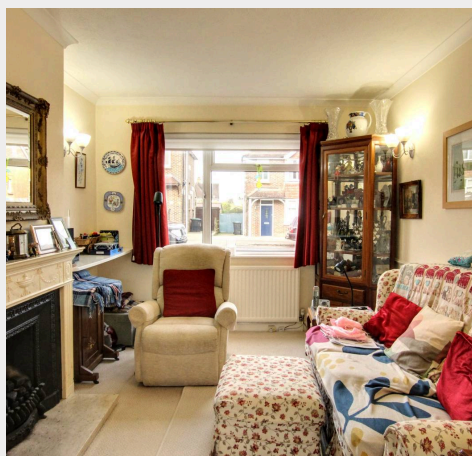


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A 1930s semi-detached family home with a 70' x 20' south/east facing rear garden and two useful basement rooms offering great scope to be converted into additional living space in this established road on the south/eastern side of the town centre close to St Wilfrid's School, the Princess Royal Hospital and within a 1.2 mile walk of the railway station.

- 1930s character property in popular neighbourhood near to the hospital
- Owned by the same family since the early 1990s
- Immaculate throughout but does require general updating
- 2 useful basement rooms offering potential STPP
- Great potential to convert the attic space STPP
- Private driveway, off-road parking and a 70' x 20' south east facing garden with greenhouse and sheds
- Lounge with fireplace - Separate dining area and kitchen
- 3 bedrooms - Bathroom
- 100 yards walk to St Wilfrid's Primary School
- 500 yards walk to the Princess Royal Hospital
- For sale with no onward chain
- EPC rating: C - Council Tax Band: D

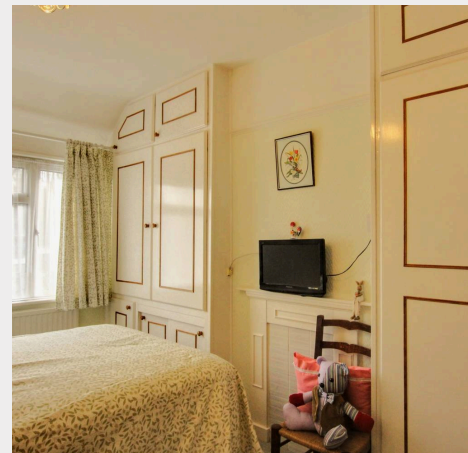


Dellney Avenue runs between Franklynn Road and Victoria Road just to the south east of the main town centre and is ideally placed within a 5 minute walk of the Princess Royal Hospital and St Wilfrid's Primary School. This established residential area is ideally placed within a 10 minute walk of the town centre and 20 minutes' walk of the railway station. Children from this side of town fall into the catchment area for Oathall Community College in Lindfield with its farm. The town has an extensive range of shops, stores, cafes, restaurants and bars, leisure centre and 6th form college.

Road access to the major surrounding areas can be gained via the B2112, the A272 town relief road and the A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

**Distances: (on foot/by car in miles)**

St Wilfrid's Primary School 0.15, Oathall Community College 0.8, Princess Royal Hospital 0.3, Railway station 1.3, A23 Bolney 6, Gatwick Airport 14, Brighton seafront 1.



Approximate Gross Internal Area  
1184 sq. ft / 110.0 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**  
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP  
01444 456431

[hh@mansellmctaggart.co.uk](mailto:hh@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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