



97 Gordon Road, Haywards Heath, West Sussex RH16 1EL

Guide Price £425,000-£450,000



**MANSELL
McTAGGART**
Trusted since 1947



3 bedroom, 2 bath/shower room terraced house with a 40' x 16' rear garden and two parking spaces situated within 0.4 miles of the railway station, local shops and excellent schools. The property was built in approximately 2005 by Crest Nicholson and the property is offered to the market with prompt vacant possession

- Convenient location
- 3 bedrooms
- En-suite to master bedroom
- Family bathroom
- Ground floor cloakroom / WC
- Living room with doors to garden
- Kitchen/diner
- 2 parking spaces
- 5 -10 minute walk of station
- 5 -10 minute walk of great schools
- EPC: C - Council Tax Band: D

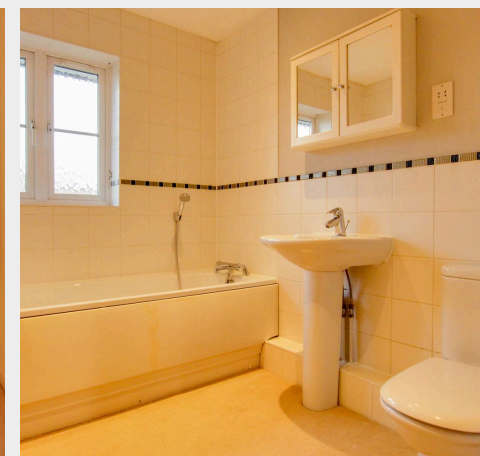


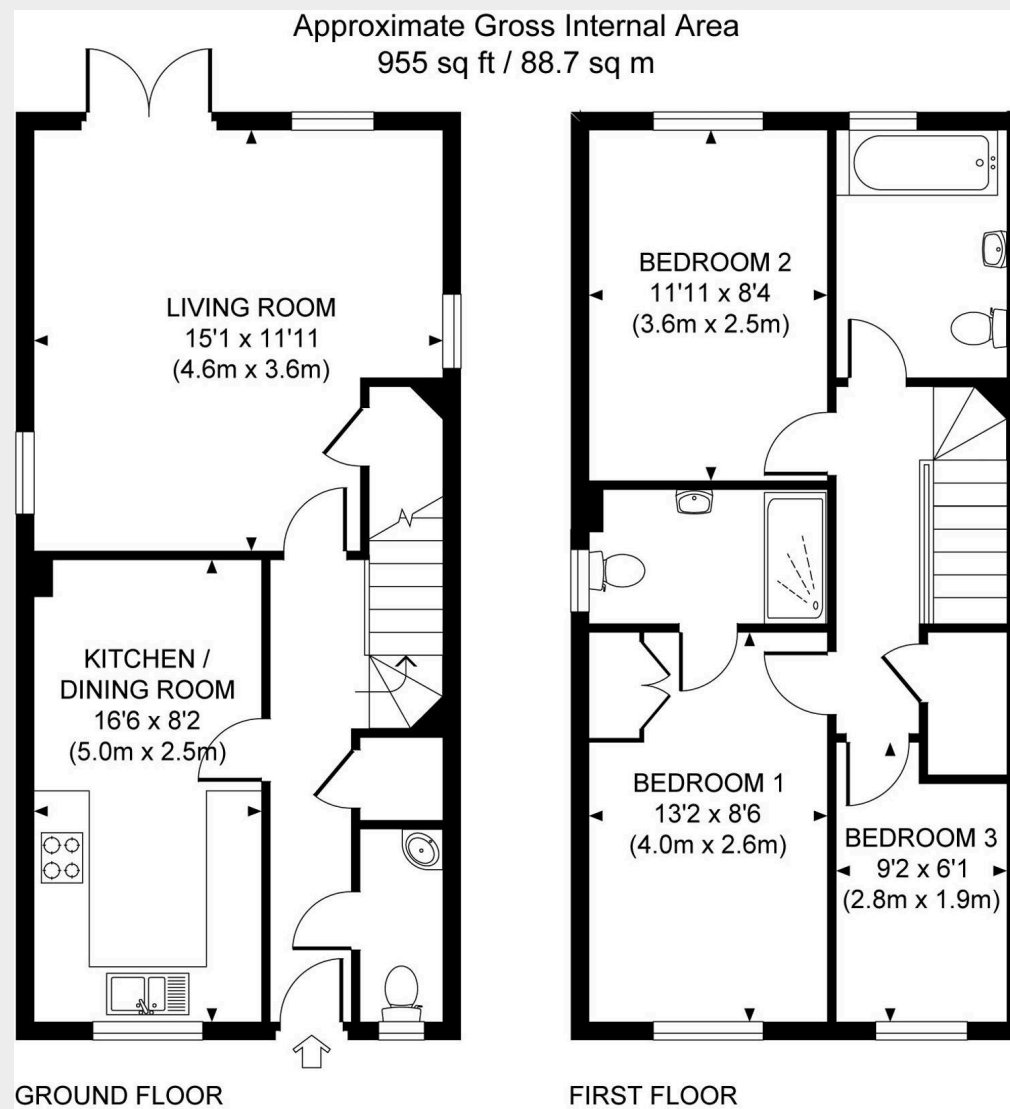
Gordon Road is surrounded by properties of varying style, size and age in this established residential area. The house is ideally suited to those needing good schools and the mainline railway station which is just 0.4 miles distant and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton city centre 20 mins). There are several highly regarded schools close by in both Haywards Heath and Lindfield. Other nearby facilities include an array of shops and food outlets near the station, the Sainsbury's Superstore, Waitrose Superstore and the state of the art Dolphin Leisure Centre. The town centre is within 0.75 miles and can be easily accessed on foot via Clair Park, providing an extensive range of shops, stores, restaurants, cafes and bars.

Access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warminglid or 8 miles to the north at Maidenbower (Junction 10a).

Distances in approximate miles

Primary Schools: Harlands (0.7); Blackthorns (0.7); Lindfield (1.0) and St Joseph's RC (0.9) Secondary Schools: Oathall Community College in Lindfield (0.5) and Warden Park Secondary Academy in Cuckfield (1.9) Mainline Railway Station: Haywards Heath (0.4).





Mansell McTaggart Haywards Heath

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