



11 Kilnbarn Way, Haywards Heath, West Sussex RH16 4SD
£400,000





A well presented 3 bedroom semi-detached house with a private driveway for 3 cars and a 51' x 28' south facing garden situated in a cul-de-sac on the southern side of town.

Tenure: Freehold

- A 3 bedroom semi-detached house
- Cul-de-sac on southern side of town
- 51' x 28' south facing garden
- Sitting/dining room leading onto conservatory & separate kitchen
- Bathroom with separate WC
- Redecorated with some new carpets in 2025
- New double glazed windows in 2022
- Walking distance of several primary schools
- Warden Park Secondary Academy School catchment area
- Walking distance of town and hospital
- PROMPT VACANT POSSESSION
- EPC rating: C - Council Tax Band: D



Location

Kilbarn Way is located on the southern side of town off Bolding Way close to the Vale surgery. A regular bus service runs past linking with the town, hospital, railway station, and neighbouring districts. The railway station is within 1.4 miles and provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. The hospital is just under 1 mile distant on foot. By road, access to the major surrounding areas can be swiftly gained via Rocky Lane (A272 town relief road) linking with the towns and district to the east and west and A/M23 which lies about 6 miles to the west at Bolney.

Distances: on foot/car/rail (in approximate miles)

Princess Royal Hospital 0.8

Railway Station 1.4 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Wivelsfield Station 2.7

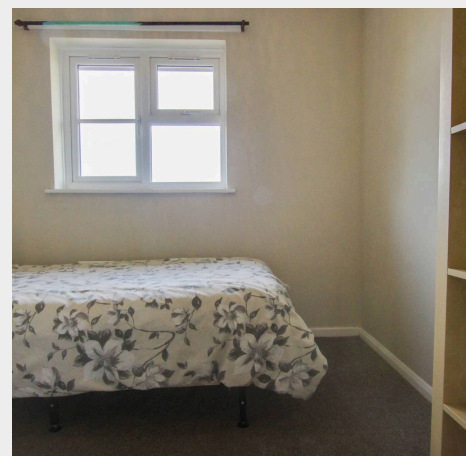
Oathall Community College 1.6

Warden Park Secondary Academy 2.9

A23 at Bolney 6

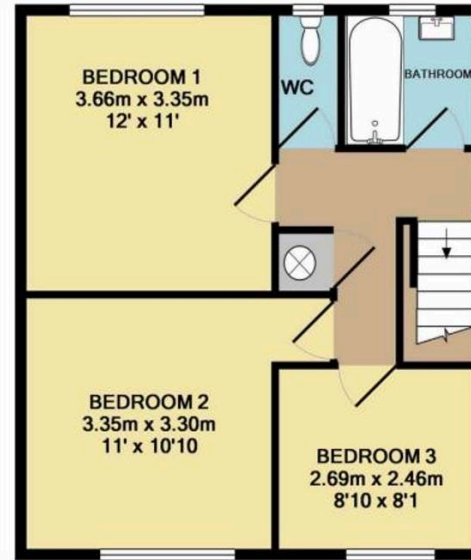
Brighton seafront 13

Gatwick Airport 15





GROUND FLOOR
APPROX. FLOOR
AREA 51.9 SQ.M.
(558 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.3 SQ.M.
(455 SQ.FT.)

TOTAL APPROX. FLOOR AREA 94.1 SQ.M. (1013 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan. The overall floor areas shown include internal wall areas.

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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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