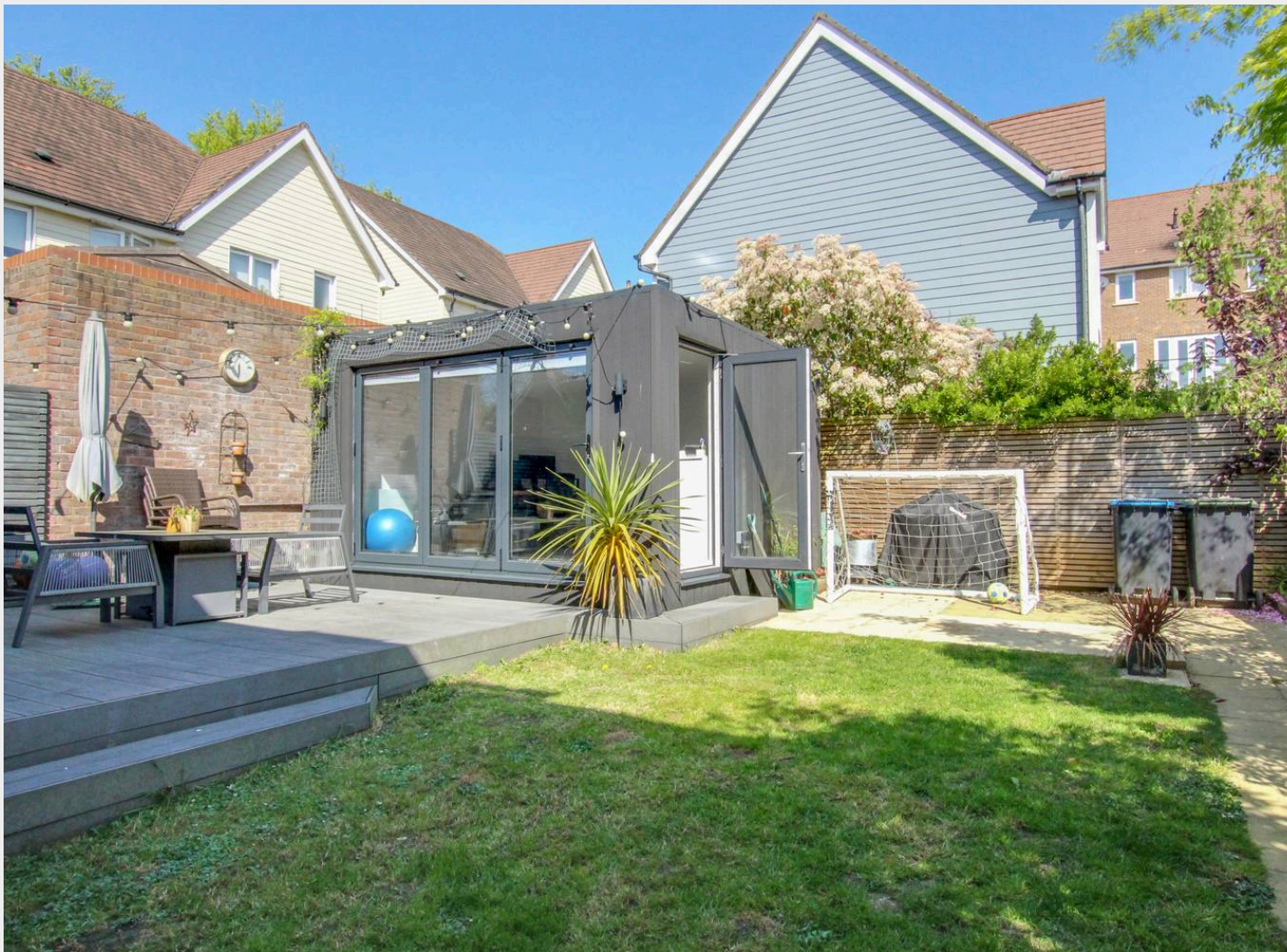




8 Knox Road, Haywards Heath, West Sussex RH17 7BJ
£650,000





PLEASE WATCH THE VIDEO BEFORE ARRANGING AN APPOINTMENT

Detached 4/5 bedroom, 3-bathroom family house with a fantastic garden studio/home office and a 34' x 32' fully enclosed rear garden situated on this popular new development behind the hospital on the town's southern edge.

NB. Last half yearly estate charge: £129.48.

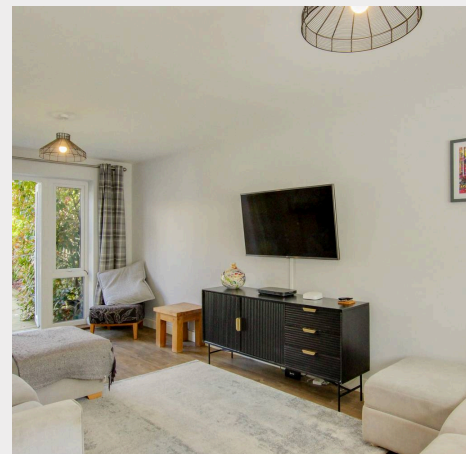
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Deceptively spacious family home built in 2015.
- Bay fronted sitting room with doors to rear garden.
- Family size kitchen/breakfast room. Utility room.
- Roof space converted into huge master suite.
- Separate detached garden studio/home office. Garage behind +2 parking spaces.
- 3/4 first floor bedrooms & 2 bathrooms
- Neutral decor throughout.
- Popular development behind the hospital. Shortcut on foot to town centre.
- New primary school to be built in Hurstwood Lane.
- Estate charge: approximately £300 per year. Managing agents: Hunters group t: (01444) 254400.



Location

Knox Road is situated just off the A272 (Rocky Lane East) relief road which runs between the Lewes Road (Birch Hotel) and Wivelsfield Road/Rocky Lane. The property is within a short walk of the hospital and countryside. There are local shops at the Birch Service Station, Franklands Village, a Sainsbury's Local on Wivelsfield Road and a Co-op on Franklynn Road. The town centre is approximately 1.1 miles distant to the North and has an extensive range of shops, stores, restaurants, cafes and bars with the mainline railway station being approximately 2 miles away (by car) which is within close proximity to Waitrose, Sainsbury's and a state-of-the-art leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6/7 miles to the west at Bolney. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

Distances: (approx miles)

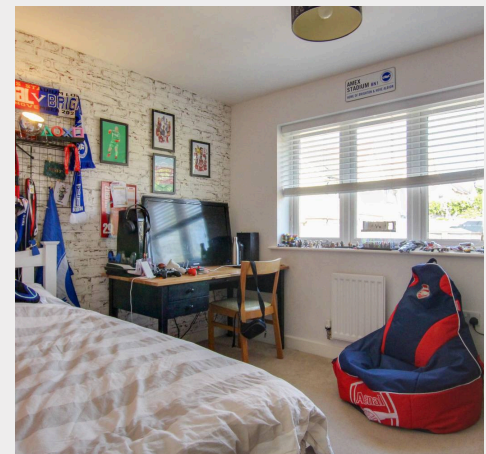
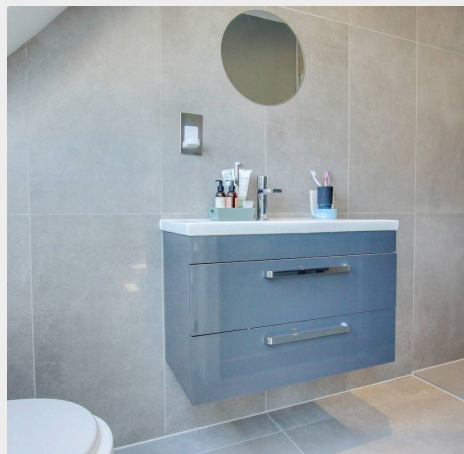
Primary Schools: St Wilfrids Primary (0.6 miles) St Joseph's RC Primary (1.2 miles) Northlands Wood School (0.8 miles) Warden Park Primary Academy (1.3 miles) NB. A new primary school is to be built in Hurstwood Lane Secondary Schools: Oathall Community College (1.5 miles) Warden Park Secondary Academy in Cuckfield (2.5 miles) 6th Form College (1.2 miles)

Station: 2 miles

Town Centre: 1.1 mile

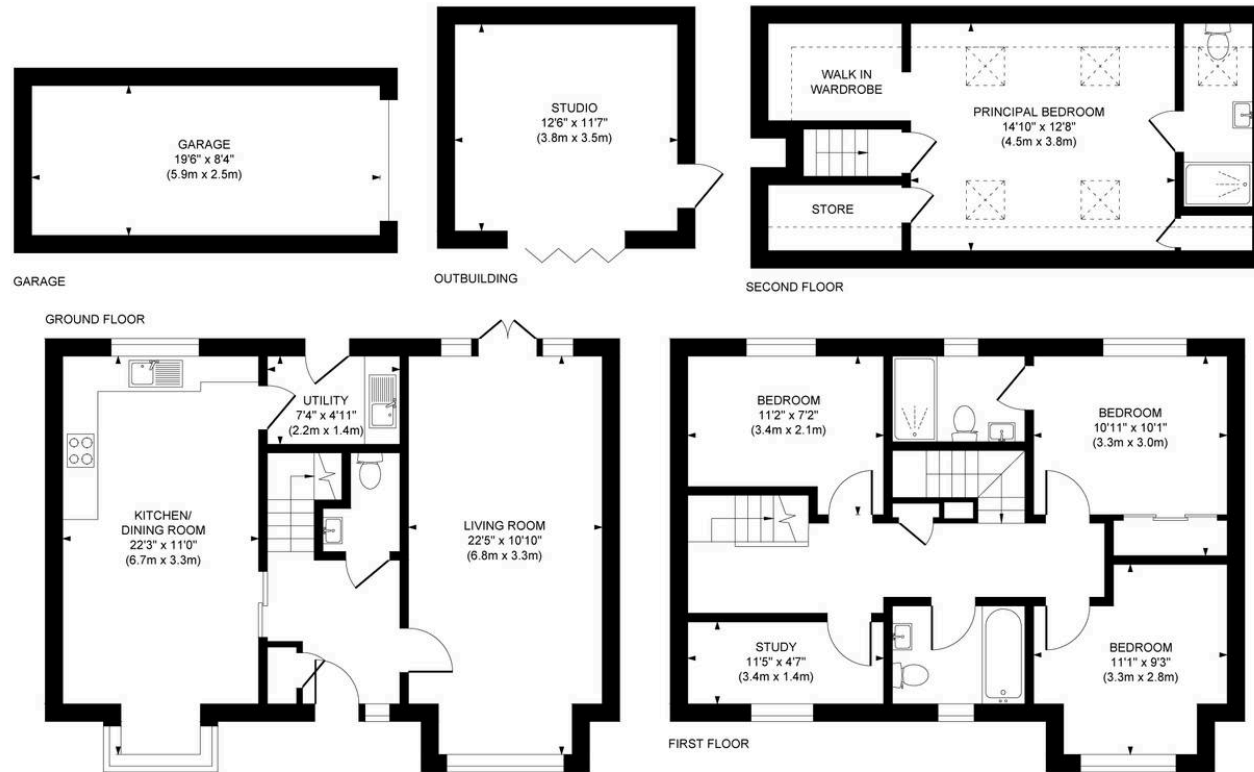
Brighton Seafront: 14 miles

Gatwick Airport: 16 miles



Approximate Gross Internal Area

Main House 1566 sq. ft / 145.49 sq. m
Garage 183 sq. ft / 16.98 sq. m
Outbuilding 144 sq. ft / 13.37 sq. m
Total 1873 sq. ft / 174.01 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
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