



**1 Edward Road, Haywards Heath, West Sussex RH16 4QJ**

Guide Price **£375,000 – £400,000**







**A 3 bedroom 1930s semi-detached character house In need of some cosmetic updating but enjoying a fantastic location at the very end of a cul-de-sac with a 100' x 20' rear garden close to an alleyway providing a shortcut on foot through to the Wivelsfield Road to the hospital.**

- Character home in need of some cosmetic updating
- Tremendous potential for extending/loft conversion STPP
- 100' x 20' fully enclosed rear garden with shed/greenhouse
- Great setting at the very end of a cul-de-sac
- Living room with fireplace - Conservatory
- Kitchen/dining room - downstairs bathroom
- 3 Bedrooms and large attic space
- Easy walk to hospital and school bus stops
- Located on the southern side of town
- Council Tax Band 'D' and EPC 'tbc'





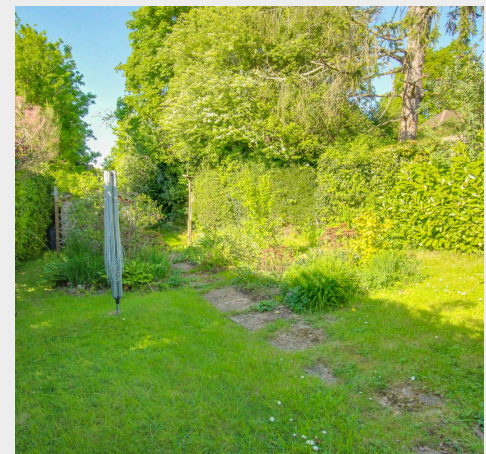
## Location

Edward Road is an established residential cul-de-sac made up of properties of similar style and age located on the southern side of town. There is a Sainsbury's Local store within a short walk in Wivelsfield Road (an alleyway close by provides a shortcut) and other nearby facilities include the Princess Royal Hospital and open countryside. The town centre is 0.75 miles distant and provides an extensive range of shops, stores, restaurants, cafes and bars. The town also has a leisure centre and 6th form college. By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid and residents from side of town enjoy the use of the new Haywards Heath/A272 relief road.

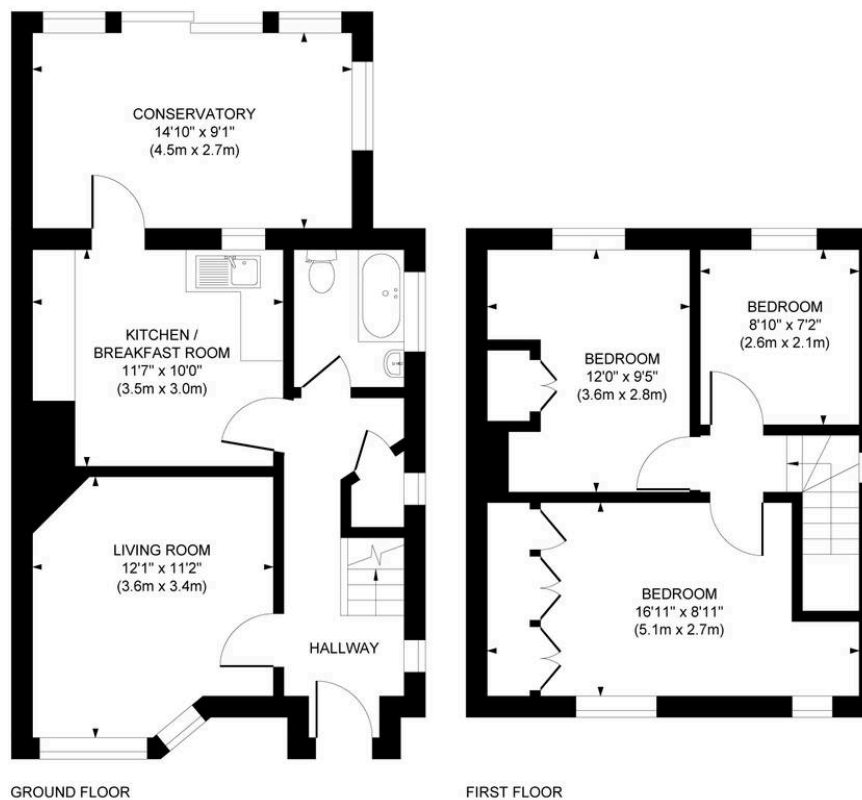
### Distances in approximate miles by car/train/foot

Schools: St Wilfrid's Primary (0.8), St Joseph's Primary (0.8), Warden Park Primary Academy (0.9) Northlands Wood (1.3), Warden Park Secondary Academy in Cuckfield (2.5), Oathall Community College (1.6)

Station: Haywards Heath mainline railway station (1.2 miles) offering fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area  
880 sq. ft / 81.76 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

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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.