



**15 Holmbush Close, Haywards Heath, West Sussex RH16 4RS**

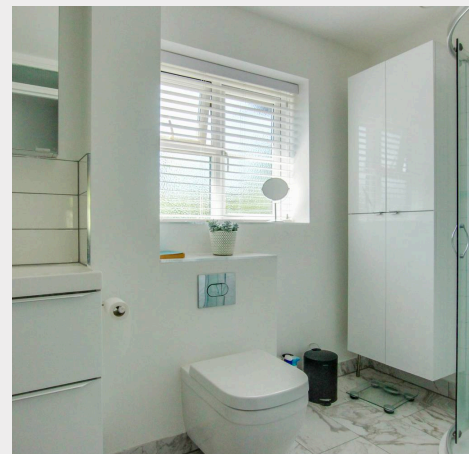
Guide Price £350,000-£365,000





A recently modernised 3 bedroom terraced house tucked away in a cul-de-sac on the southern side of town backing directly onto a small park. Within walking distance of the hospital and the catchment area for the Warden Park Secondary Academy school for which the children to catch a bus just around the corner.

- Recently refurbished 3 bedroom house
- Beautiful new kitchen/breakfast room with some appliances
- Equally nice refitted shower room suite
- Lounge/dining room with doors to rear garden
- 35' x 19' enclosed rear garden
- Backing onto a small park
- Double glazing – gas heating to rads
- Easy walk to the hospital
- On a bus route to town centre and station
- Warden Park secondary Academy School catchment (bus)
- Council Tax Band 'C' and EPC 'C'



## Location

Holmbush Close is located off Bolding Way which in turn is located off Rocky Lane on the town's southern edge. Nearby facilities include the Vale surgery and pharmacy and the Sainsbury's local store in nearby Wivelsfield Road. The Princess Royal Hospital is within a 10 minute walk. Regular bus service runs close by linking with the town centre, the railway station, the neighbouring districts and Brighton. The town centre is within a mile where there is an extensive range of shops, stores, restaurants, cafes and bars. There is also a leisure centre and numerous schools for all age groups. Children from this side of town fall into the catchment area for the Warden Park Secondary Academy in neighbouring Cuckfield whilst some also attend Oathall Community College with its farm in Lindfield. By road access to the major surrounding areas can be swiftly gained via the new A272 town relief road.

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

Railway station 1.5 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins)

Primary schools (St Wilfrid's 0.7, St Joseph's 0.9, Northlands Wood 1.2, Warden Park 1) Secondary schools (Warden Park 2.5, Oathall 1.7)

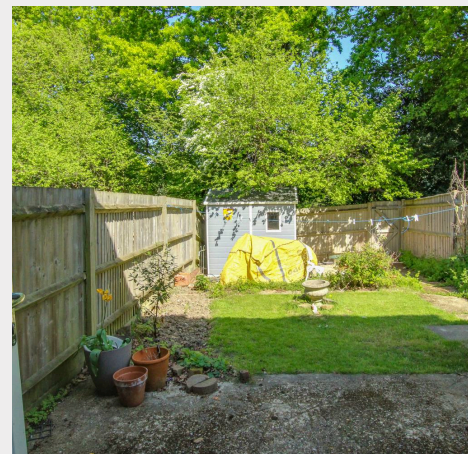
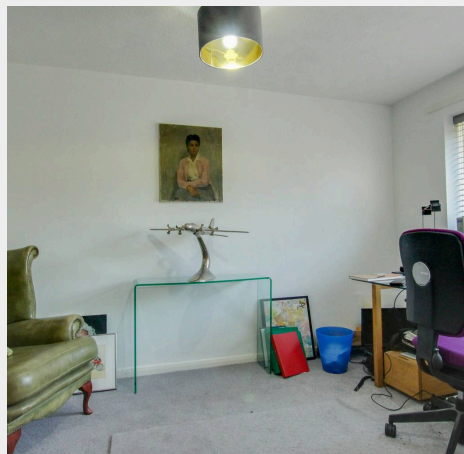
Town centre 0.7,

The Broadway 1.1

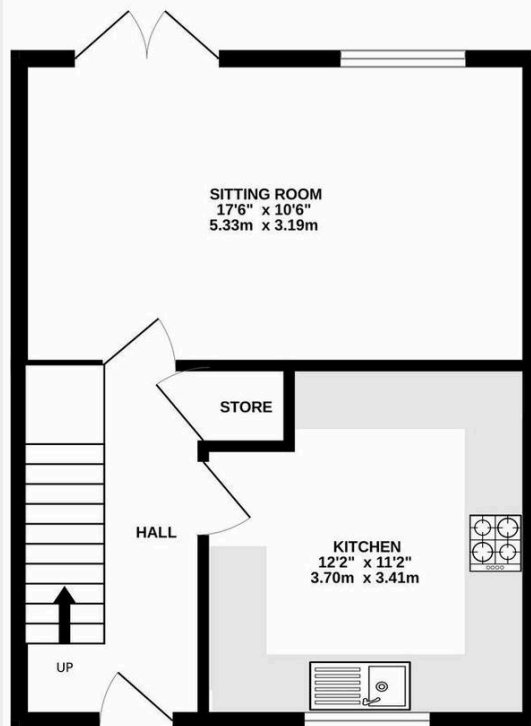
A23 Bolney 6.5

Gatwick airport 15

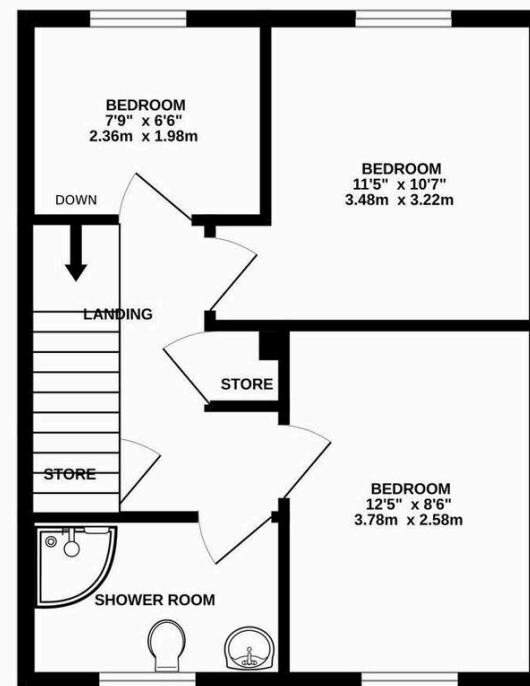
Brighton seafront 13



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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