



9 Swainsthorpe Close, Haywards Heath, West Sussex RH16 3LA

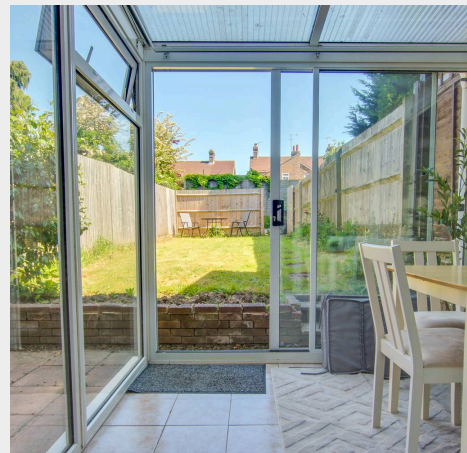
Guide Price £335,000 – £350,000





A well presented 2 bedroom terrace house with a 51' x 15' south/east facing rear garden with an allocated parking space situated adjacent to garage in block quietly tucked away down a walkway in the very popular Priory area on the south/eastern edge of the town centre within an easy reach of local schools, the hospital, town centre shops and a 1.1 mile walk to the railway station.

- 2 bedroom terrace house in quiet walkway location
- Located within the popular Priory area easy walk to shops, hospital & 1.1 miles of station
- Allocated parking space adjacent to garage located in nearby block
- Recently refitted bathroom
- Modern kitchen – new boiler approximately 5 years ago
- Generous lounge/dining room – conservatory
- Walking distance of 3 good primary schools
- Fully enclosed 51' x 15' rear garden
- Council Tax Band 'C' and EPC 'D'

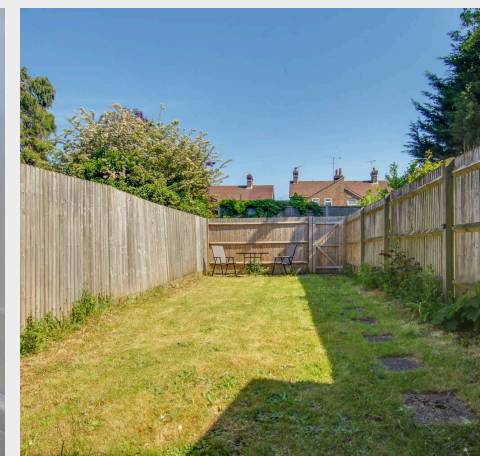


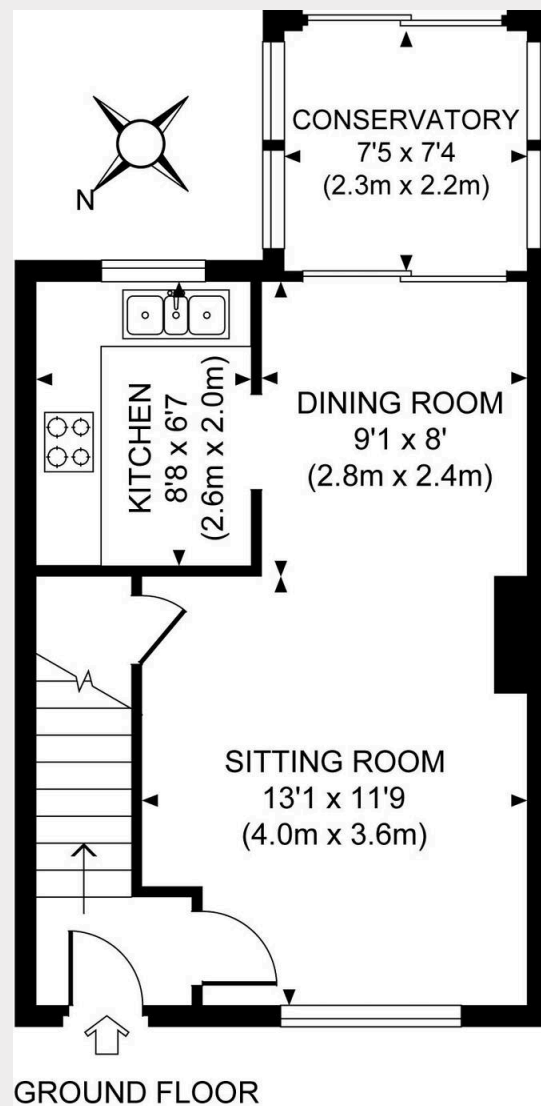
Swainsthorpe Close is a short cul-de-sac of modern houses of similar style and size which, in turn, is located off Priory Way just to the south east of the main town centre. The town's main shopping areas of South Road and The Orchards are within 0.25 miles and provide an extensive range of shops, stores and coffee shops. The Broadway is just a little further and offers a range of restaurants, cafes and bars. The railway station is 1 mile away (on foot). Schools are well represented throughout the town and the property is within walking distance of several primary schools. Children from this side of town fall into the catchment area for Oathall Community College. The town has a 6th form college, numerous leisure groups, sports clubs and a leisure centre. A regular bus service runs close by linking with the station, the hospital, the neighbouring districts and Brighton. By road, access to the major surrounding areas can be gained via the A272 (the new Haywards Heath/A272 relief road is now open) and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney or Warninglid.

Distances in approximate miles:-

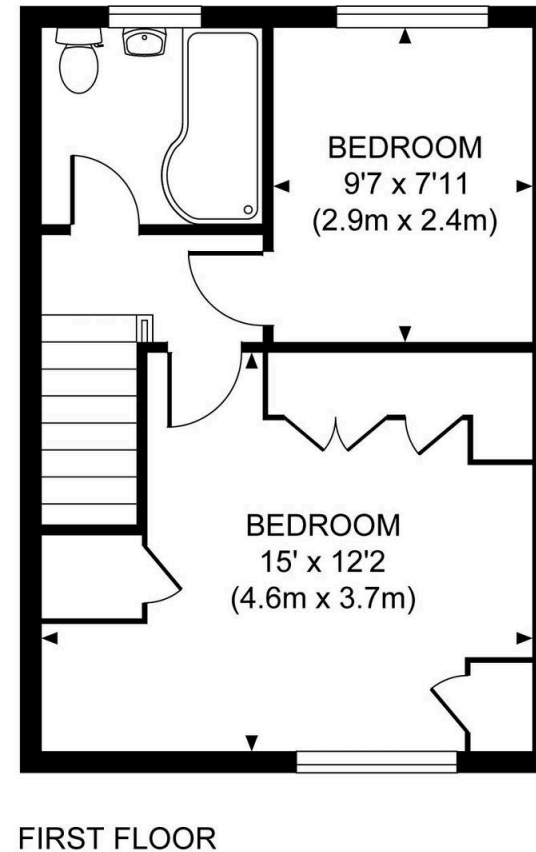
Schools: St Wilfrids Primary (0.4), St Joseph's R C Primary (0.25), Warden Park Primary Academy (0.3), Oathall Community College (Lindfield - 1), Warden Park Secondary Academy (Cuckfield - 2)

Station: Haywards Heath mainline railway station (1 mile) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south east (Brighton 20 mins).





Approximate Gross Internal Area
712 sq ft / 66.2 sq m



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