



68 New England Road, Haywards Heath, West Sussex RH16 3LD

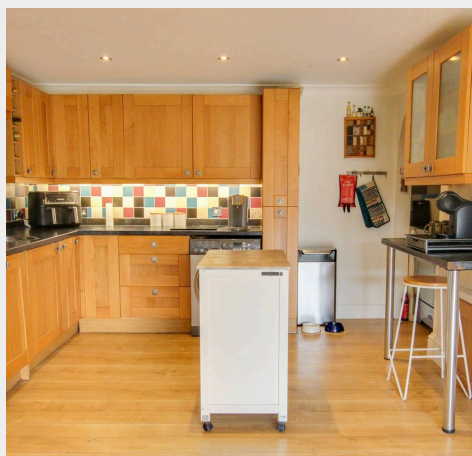
Guide Price £525,000 – £550,000





A highly versatile 4/5 bedroom 4 storey Victorian semi-detached house with a fabulous 100' x 33' South facing rear garden with undercover entertaining area with bar and a long driveway leading to a larger than average garage/workshop situated just to the east of the town centre close to several good schools and within a 0.9 mile walk of the railway station.

- Versatile home with up to 4/5 bedrooms
- Character accommodation over 4 floors
- Enormous lower ground floor kitchen/living area with under floor heating and bi-fold doors leading out to garden
- 2 ground floor bedroom/living rooms - cloakroom
- 2 first floor bedrooms and bathroom
- Top floor master bedroom with en-suite shower room
- Plenty of private driveway parking & substantial garage
- Full width terrace with undercover entertaining area
- 5-10 mins walk of 3 good local primary schools
- 0.9 mile walk to the railway station
- For sale with no onward chain
- Council Tax Band 'C' and EPC 'C'



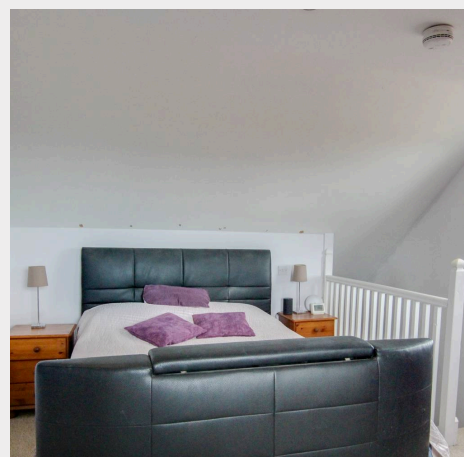
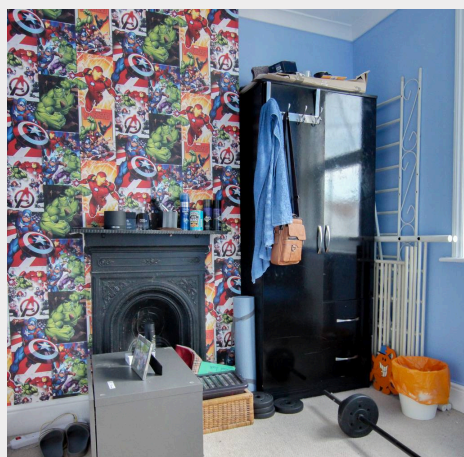
The property is situated on the southern side of New England Road on the east side of town and is ideally placed within a short walk of local shops in nearby America Lane, several primary schools, Oathall Community College with its farm, the railway station and Lindfield's picturesque village High Street via the Scrase Valley Nature Reserve. The town centre is within 0.5 miles where there is an extensive range of shops and stores whilst the Broadway is a little further on where there are several restaurants, cafes and bars. The town has a leisure centre, 6th form college, numerous sports clubs and leisure groups and had several large open spaces including both Victoria and Clair Parks, Ashenground Woods, Scrase Valley Nature Reserve and Lindfield Common. The railway station is 0.9 miles on foot via Clair Park. A bus service runs along the road linking with all the towns facilities, hospital and neighbouring districts. By road access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

Distances: (in miles approx) :-

Railway station 0.9 - providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)

Primary Schools: Warden Park Primary Academy 150 yards, St Wilfrid's 0.6, St Joseph's 500 yards
Secondary Schools & Colleges: Oathall Community College 0.7, Warden Park Secondary Academy 1.87
6th Form College 1.1

A23 Bolney 6, Brighton Seafront 14, Gatwick Airport 15



Approximate Gross Internal Area

Main House 1269 sq. ft / 117.90 sq. m

Outbuilding 300 sq. ft / 27.89 sq. m

Total 1569 sq. ft / 145.79 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.

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