



16 Nursery Close, Haywards Heath, West Sussex RH16 1HP  
£575,000



**MANSELL  
McTAGGART**  
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A well presented 3 bedroom Georgian style detached house with a 45' south facing rear garden in a quiet cul-de-sac on the desirable west side of town within a 10 minute walk of the station.

- Detached house in prime cul-de-sac location
- 10 minute walk to railway station and town centre
- 45' x 32' south facing rear garden
- Plenty of parking and attached garage (partially divided)
- Lounge, separate dining room and study
- Kitchen with Corian worktops
- 3 bedrooms and 1 bathroom
- Potential for alterations and extending STPP
- Harlands Primary School and Warden Park Secondary Academy School catchment area
- Alleyway from the cul-de-sac through to Paddockhall Road
- EPC: D - Council Tax Band: E





Nursery Close is located off Sergison Close which, in turn, is located off Sergison Road on the town's desirable west side. The railway station, Waitrose, Sainsbury's superstore, leisure centre, 6th form college, trendy Broadway, town centre, schools and glorious countryside are all within a short walk via an alleyway through to Paddockhall Road. The town has a varied range of restaurants, cafés, bars and shops. The leisure centre is within a 10 minute walk and there are numerous sports clubs and leisure groups in the district. Children from this side of town fall into the catchment area for Harlands Primary School in Penland Road and go onto Warden Park Secondary Academy in neighbouring Cuckfield which is easily accessed on foot via an alleyway at the top of Sergison Close. The Paiges Meadow and Blunts Wood nature reserve are also within a 10/15 minute walk.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5.5 miles to the west at Bolney.

#### **Distances in miles on foot/car/rail**

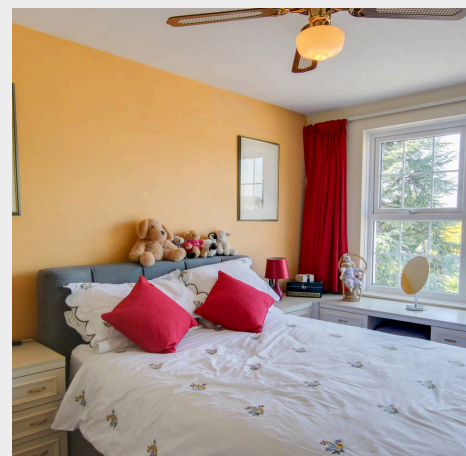
Haywards Heath railway station 0.6

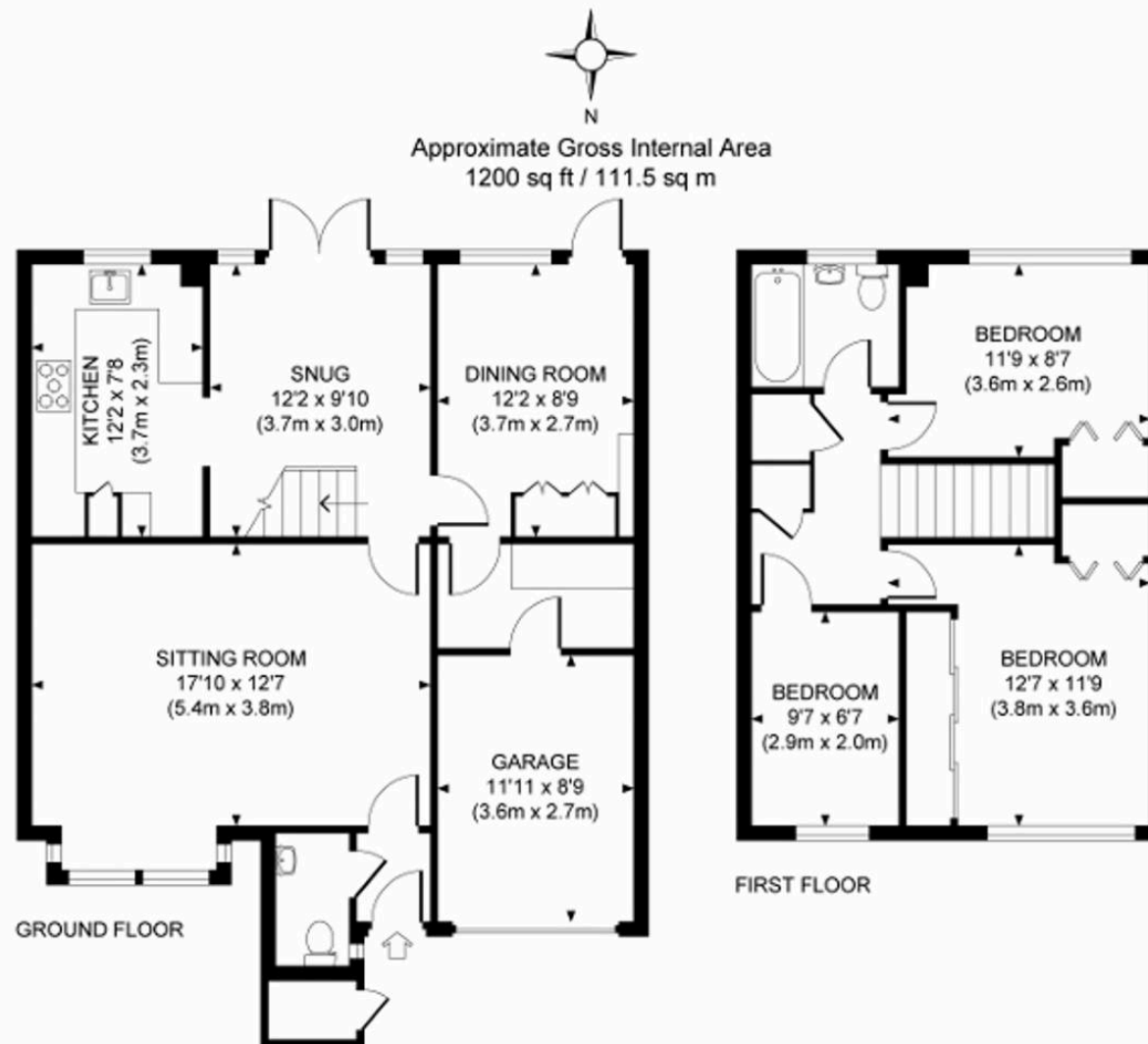
The Broadway & town centre 0.6

Harlands Primary School 0.85

Warden Park Secondary Academy 1.5

Gatwick Airport 13, Brighton sea front 15, A23 Bolney 5





## Mansell McTaggart Haywards Heath

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