



11 Pullman Avenue, Haywards Heath, West Sussex RH16 4XB

Guide Price £575,000-£600,000



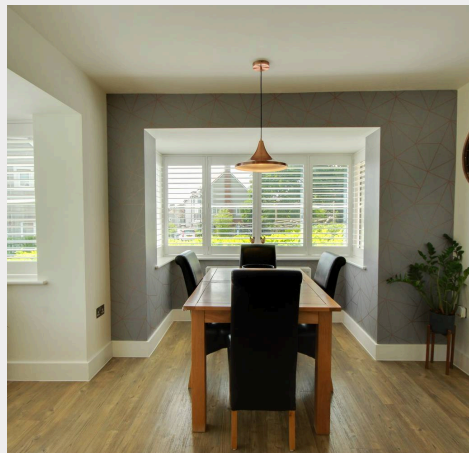
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A greatly improved almost new 3 bedroom detached house which the owners bought brand-new in 2017 and now present their home in absolutely immaculate condition and they have built a double garage and added bifold doors from the sitting room out to the landscaped garden. The property is in a great position on this popular development on the town's southern edge.

- Detached home with several recent improvements
- Presented in showhouse condition throughout
- Double garage with electric door and tiled floor
- Beautifully landscaped 36' x 36' rear garden
- Sitting room with bifold doors out to garden
- Kitchen/breakfast room with integrated appliances
- Master bedroom with en-suite shower room
- Southern side of town close to countryside
- Warden Park Secondary Academy School catchment
- Estate Charge: for the 6 month Period March – August 2025 – £172.17 – Management agents: HML T: 03330325955
- Internal viewing highly recommended
- EPC rating: B – Council Tax Band: E

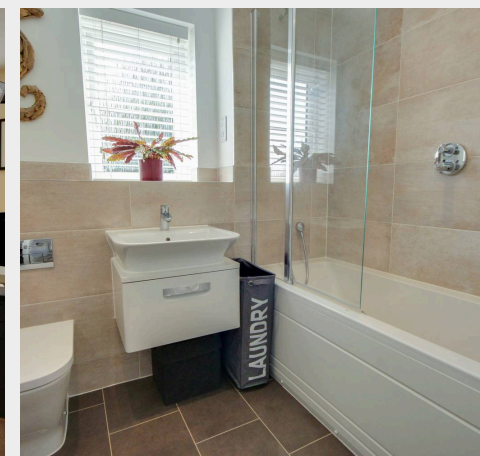
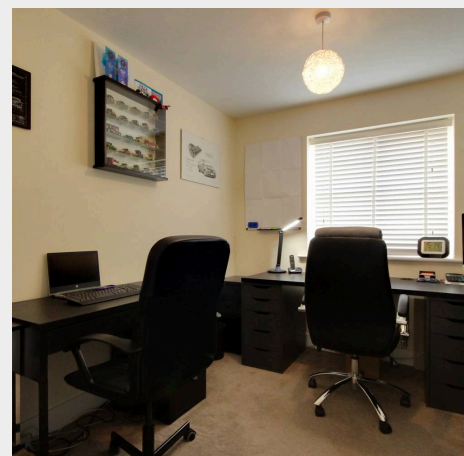
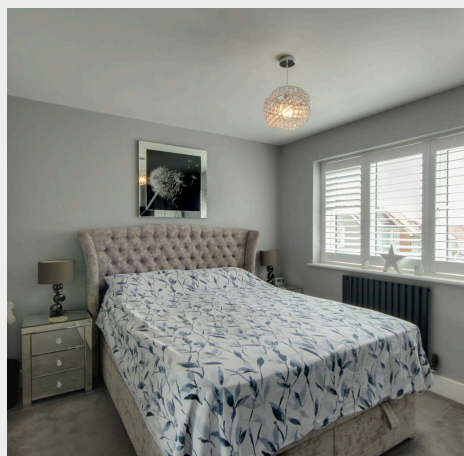




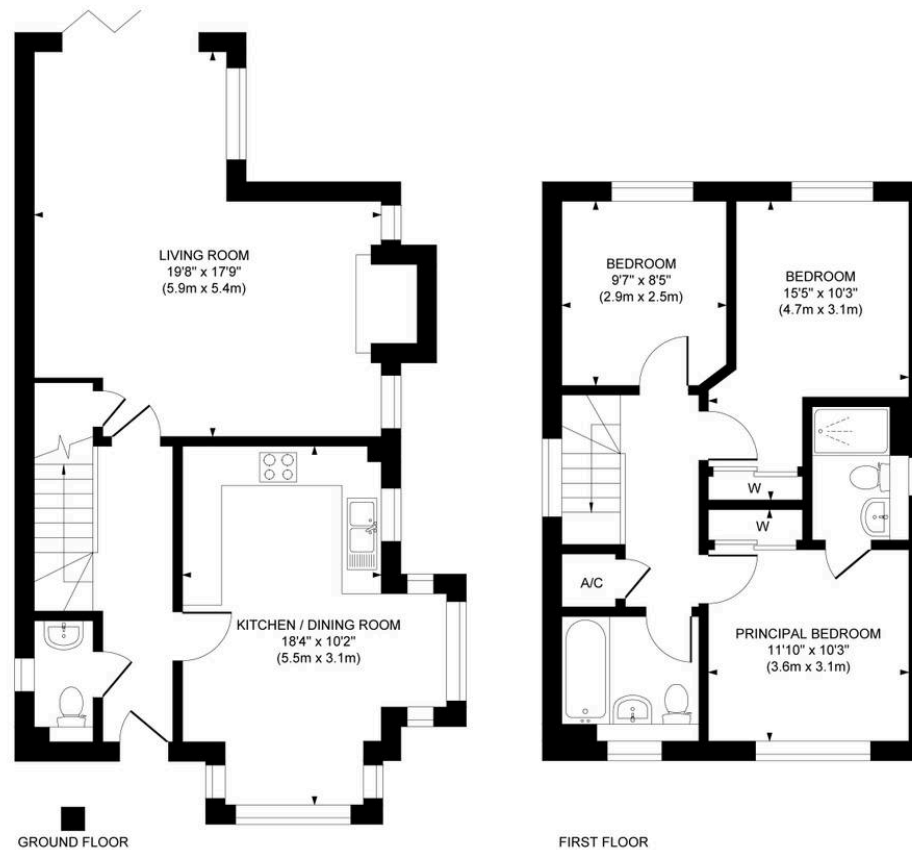
Pullman Avenue is located off Rocky Drive which forms part of Crest Nicholson 'The Beeches' development on the town's southern edge. The development is located off Rocky Lane (A272) which provides far swifter vehicular access around the town and out to the A23 to the west. There are a series of paved footpaths giving swift pedestrian access through to the town centre and Bolnore Village and its protected woodland providing some wonderful walks. The town has an extensive range of shops, stores, restaurants, cafes and bars and a state -of -the -art leisure centre. Schools are well represented throughout the town and children from this side of town generally fall into the catchment area for Warden Park secondary Academy in neighbouring Cuckfield. The local area is also well served by numerous excellent independent schools, most of which provide a school bus service with pick up points close by. Open countryside is close by and there are several beauty spots within a short drive including both Ditchling and Chailey common nature reserves, the Ashdown Forest and the South Downs National Park.

#### **Distances in approximate miles (on foot/car/train)**

Schools: St Wilfrid's Primary 1.3 Warden Park Primary Academy 1.5 St Joseph's Primary 1.2 Warden Park Secondary Academy in Cuckfield 2.3 Oathall Community College in Lindfield 2.2 St Paul's RC Academy 4.2 Stations: Haywards Heath 2.2 providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) Wivelsfield 2.0 A23 at Bolney 5.7 Gatwick Airport 15 Brighton Seafront 14



Approximate Gross Internal Area  
1106 sq. ft / 102.75 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](mailto:hh@mansellmctaggart.co.uk)

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

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