



Hilltop House, 47a Wivelsfield Road, Haywards Heath, RH16 4EN

Guide Price £450,000 – £475,000



**MANSELL
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An almost brand-new (2023) 3 bedroom detached house hidden away up a long driveway on the southern side of town within an easy walk of the hospital, Sainsbury's local, the town centre, several schools and just 1.1 miles walk to the railway station

- Individual detached house in tucked away setting up a long driveway
- Built by a small local builder(2023)
- 48' x 28' fully enclosed rear garden
- 2 allocated parking spaces with EV point
- Fabulous open plan kitchen/dining/living area with bifold doors out to the rear garden
- Kitchen with full range of integrated appliances
- 3 bedrooms, 2 bath/shower rooms
- Within 100 yards of a Sainsbury's Local store - 1.1 mile walk to the railway station
- Close to hospital
- 10 year Build Guarantee
- 6 Solar Panels with chargeable battery (6 x 315 watts producing 1.8 kilowatts)
- EPC rating: A - Council Tax Band: E

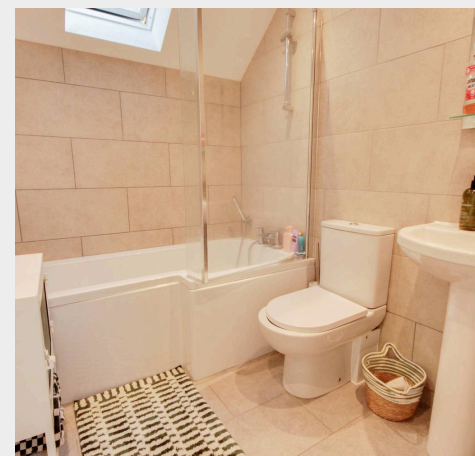
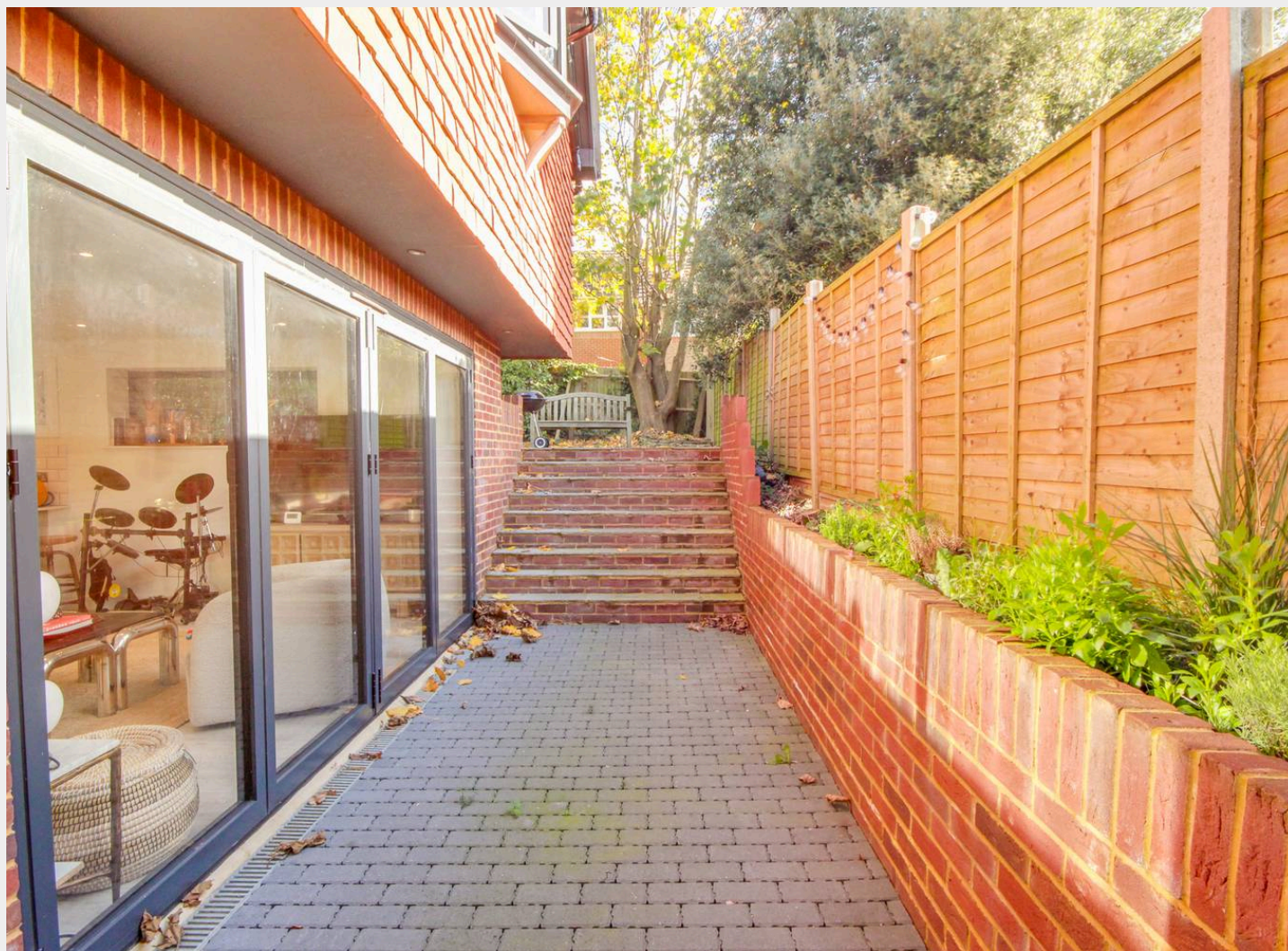


The property is hidden away up a driveway which runs east of the Wivelsfield Road between No.s 45 and 49, just to the south of St James Lettings and the Sainsbury's Local store. The Princess Royal Hospital is within a 10 minute walk and there are several primary schools also within walking distance. Children from the side of town fall into the catchment area for Warden Park Secondary Academy School in neighbouring Cuckfield, for which they catch a school bus nearby. Some children go to Oathall Community College in Lindfield, which is closer. The railway station is 1.1 miles distant and offers fast commuter services to London and the south coast. The town has several large parks, excellent shopping and recreational facilities, a leisure centre, sports clubs and a 6th form college.

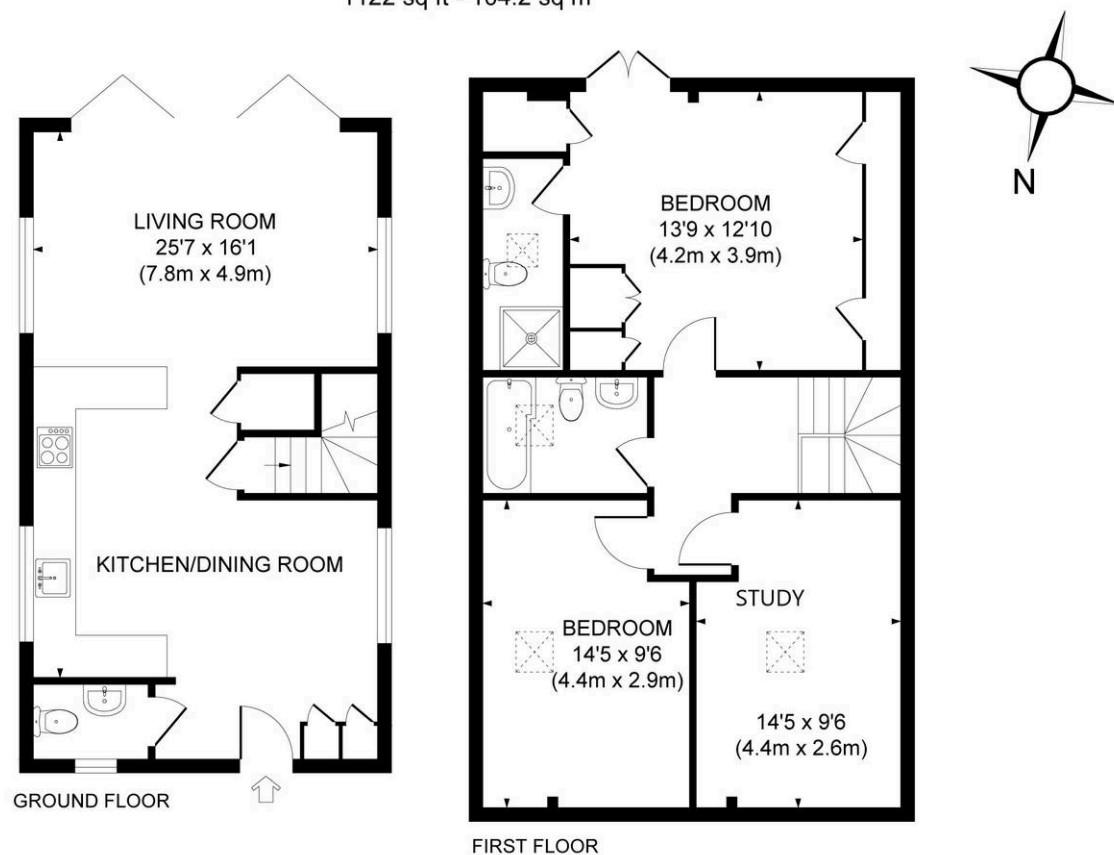
By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 and A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

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

Schools: St Wilfrid's Primary (0.7), St Joseph's RC Primary (0.8), Northlands Wood (1.0), Warden Park Primary Academy (0.9), Oathall Community College (1.5), Warden Park Secondary Academy in Cuckfield (2.5), Haywards Heath Railway Station (1.1) London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins



Approximate Gross Internal Area
1122 sq ft - 104.2 sq m



Mansell McTaggart Haywards Heath

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