



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

Guide Price £400,000 – £425,000



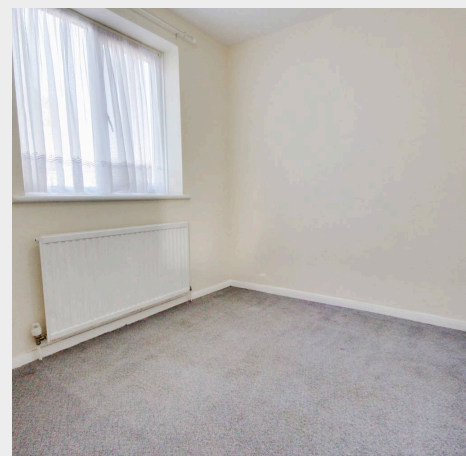
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An extended 3/4 bedroom semi-detached house with a garage and additional parking space behind in need of some cosmetic updating, occupying a corner plot in the popular Priory area within a 5 minute walk of the town centre and 10 minute walk of the hospital and several good schools. For sale with no onward chain.

- Extended house in popular neighbourhood
- Close to town centre and hospital
- With easy reach of primary schools
- Extended on the ground floor to create more space
- Study/ground floor bedroom with en-suite shower room
- Large family sized kitchen/breakfast room
- Lounge/dining room with doors to garden
- 3 bedrooms and bathroom on first floor
- Fully enclosed rear garden (8.98 m max narrowing to 5.51 m x 8.06 m) with door to garage
- Extra driveway parking on front for 2 cars
- For sale with no onward chain
- EPC rating: C – Council Tax Band: D



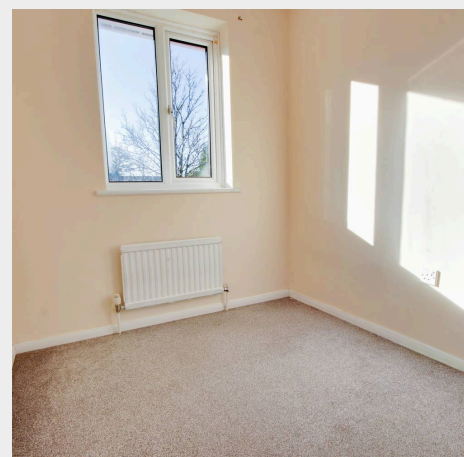


Swainsthorpe Close is a short cul-de-sac of modern houses of similar style and size which, in turn, is located off Priory Way just to the south east of the main town centre. The town's main shopping areas of South Road and The Orchards are within 0.25 miles and provide an extensive range of shops, stores 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).

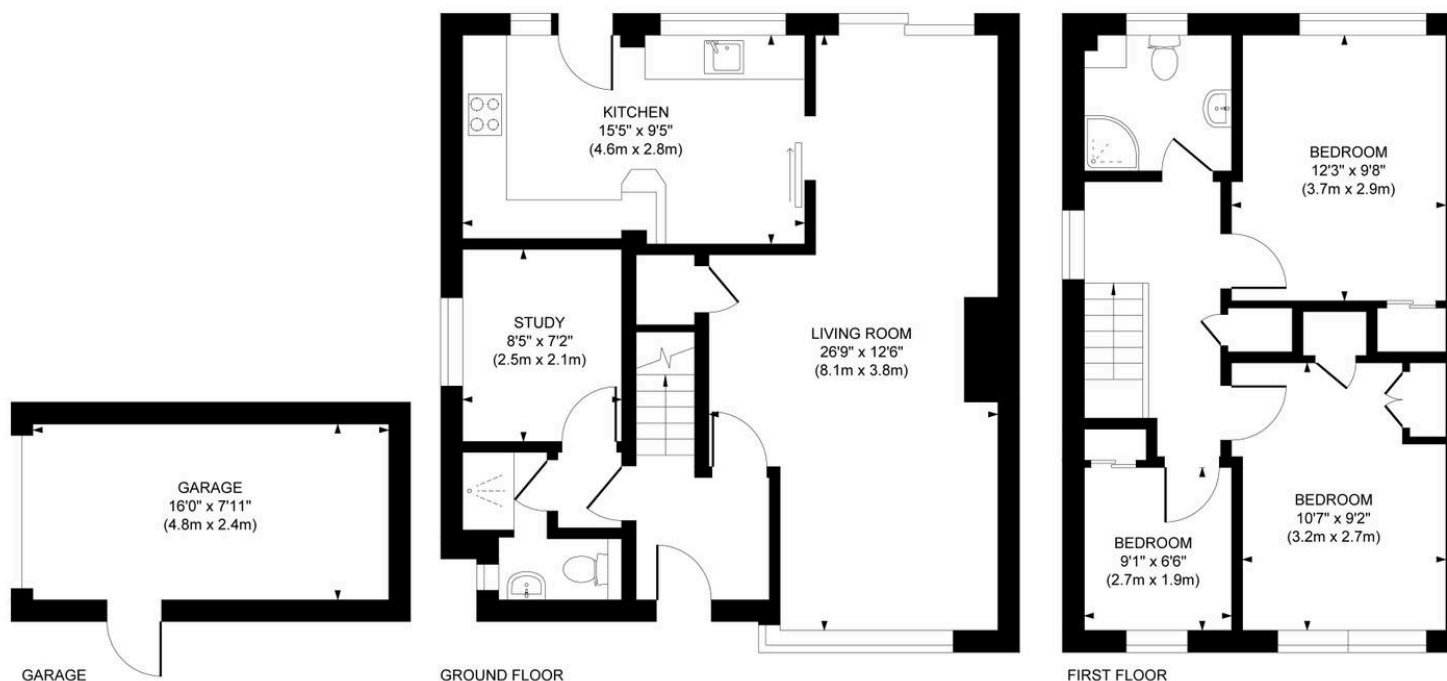


**Approximate Gross Internal Area**

Main House 1057 sq. ft / 98.24 sq. m

Garage 127 sq. ft / 11.76 sq. m

Total 1184 sq. ft / 110.0 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**  
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