



2c Quakers Lane, Haywards Heath, West Sussex RH16 3QD

GUIDE PRICE ... £475,000-£500,000 ... FREEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



A modern 4 bedroom semi-detached house with over 1,450 sq ft accommodation built in 2014 by Greenplan Designer Homes with a 45' west facing garden located in a cul-de-sac on the rejuvenated east side of town within easy walk of the town centre, local shops, schools, Lindfield Village and within approximately 1.1 miles from the mainline railway station.

- A modern semi-detached house (1,450 sq ft)
- Built in 2014 by Greenplan Designer Homes
- 43' x 23' west facing garden
- Kitchen/breakfast room with separate vaulted open plan living room
- Master bedroom with walk-in dressing room & en-suite shower room
- 3 further double bedrooms & family bathroom
- Close to local shops, schools, town and station
- Off road private parking
- No onward chain
- EPC rating: C - Council Tax Band: D



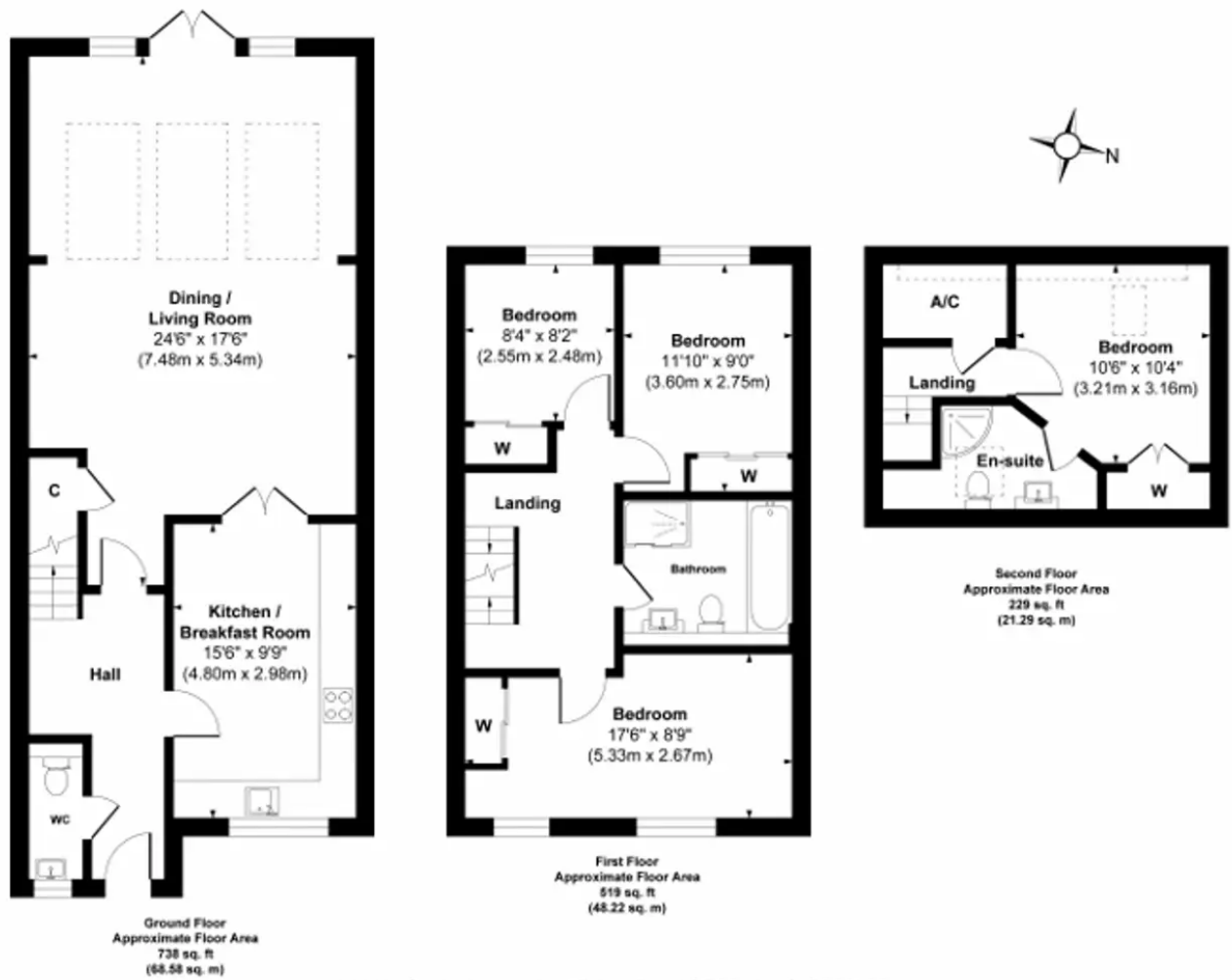
The property is located in a cul-de-sac on the rejuvenated east side of town within an easy walk of the town centre, local shops, schools, and is ideally placed within walking distance of Lindfield Village via the Scrase Valley Nature Reserve with its traditional range of shops, boutiques and pubs, picturesque duck pond and common. Haywards Heath mainline station is approximately 1.1 miles on foot via Clair Park. The town centre with its extensive range of shops, stores, restaurants, cafes and bars is within 0.75 miles and a regular bus service runs along the America Lane linking with the town centre, railway station, hospital and neighbouring districts. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

Distances in approximate miles:

Primary Schools: Warden Park Academy (0.5) St Wilfrid's (0.65) Blackthorns & Lindfield (both 0.9) St Josephs RC (0.7 miles) **Secondary Schools:** Warden Park Academy in Cuckfield (2) Oathall Community College (closest Secondary School 0.5 miles)

Station: Haywards Heath mainline station (just under a mile distant on foot) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approx. Gross Internal Floor Area 1486 sq. ft / 138.09 sq. m

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