



51 Lexington Drive, Haywards Heath, West Sussex RH16 3UN

Guide Price £350,000 – £365,000



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An absolutely immaculate 2 double bedroom, 2 bathroom terraced house with a very pretty rear garden situated in this popular development on the Haywards Heath/Lindfield borders, which adjoins the Scrase Valley Nature Reserve and is ideally placed within walking distance of several good schools, local shops, Lindfield's picturesque Village High Street and just a 1.1 mile walk to the railway station.

- Immaculate 2 double bedroom house
- Very pretty 24' x 15' fully enclosed rear garden
- Family sized kitchen/breakfast room with built-in appliances
- Lounge with doors out to the garden
- En-suite shower room & 2nd bathroom
- Double glazing – gas heating to radiators
- Allocated parking space
- 1.1 mile walk to the railway station
- Easy reach of several schools
- Private Estate charge: Approximately £300 per year
- Managing agents: Firstport
- EPC rating: B – Council Tax Band: C



Lexington Drive is situated off Hanbury Lane and Woodvale Lane on the rejuvenated eastern side of town, ideally placed on the Haywards Heath/Lindfield borders.

Haywards Heath's mainline railway station is within a 1.1 mile walk and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). A pathway just to the west of the development leads onto the Scrase Valley Nature Reserve and offers swift pedestrian access through to Lindfield's High Street and Village Common where there is a traditional range of shops, boutiques, restaurants and cafes. Local facilities include; a parade of shops in nearby America Lane.

Haywards Heath town centre is within a mile and offers an extensive range of shops, stores, restaurants, cafes, bars and leisure centre. A regular bus service runs along Hanbury Lane linking with the town centre, station and neighbouring districts.

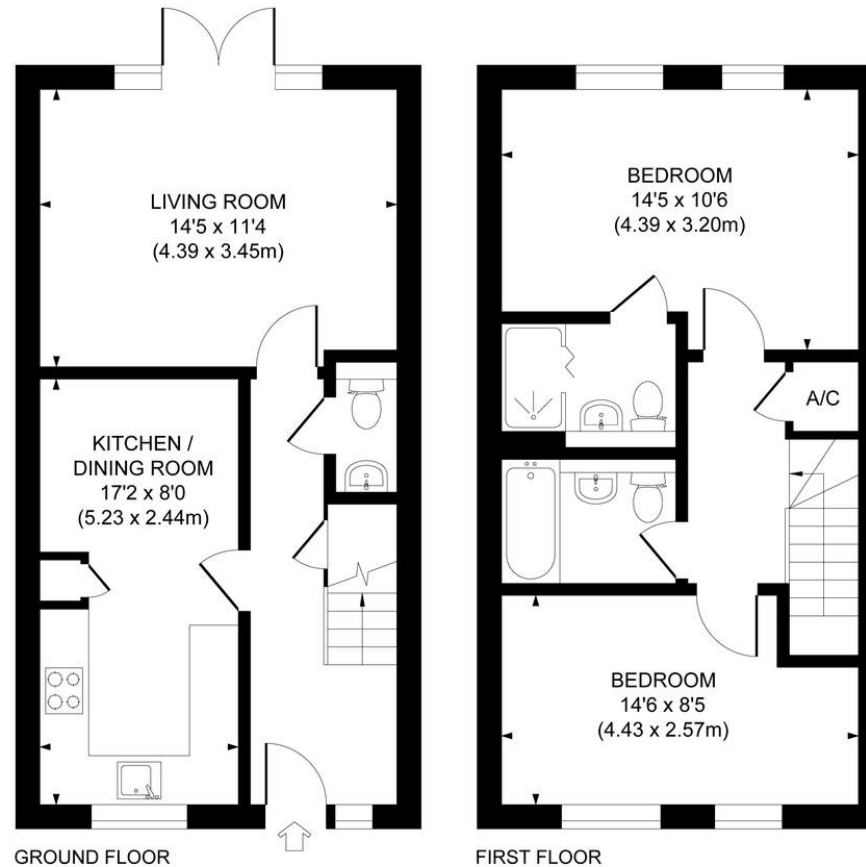
There are several primary schools within walking distance and Oathall Community College with its own farm is within a 10 minute walk.

By road, access to the major surrounding areas can be gained via the B2036, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.

Distances: Gatwick Airport (15 miles) and Brighton Seafront (15 miles).



Approximate Gross Internal Area
831 sq. ft / 77.17 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.

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