



60 Haywards Road, Haywards Heath, West Sussex RH16 4JB

Guide Price £1,100,000–£1,200,000



**MANSELL  
McTAGGART**  
Trusted since 1947



A beautiful character home of 2700 ft.<sup>2</sup> occupying a 0.3 acre west facing plot in this established road just to the south of the main town centre offering well presented accommodation over 3 floors close to Victoria Park and Ashenground Woods and within just a 0.9 mile walk of the railway station.

The owners bought the property from Mansell McTaggart in 2012 when it was in need of considerable updating and have since refurbished and extended the house to create a truly wonderful character home which still has tremendous potential for further enlargement with a loft/cellar conversion if required STPP.

It is understood that the property was built in the early 1900s and would have once owned most of the land to the west of the house and it still has a fabulous L-shaped plot of about 0.3 acres which goes behind No.s 56 and 58.

- Grand reception hall with cloaks/shower room
- Extensive cellars
- Enormous family sized kitchen/living area with woodburning stove and doors to garden
- 4 separate reception rooms, utility room, potential annexe area
- 4 bedrooms and 2 bath/shower rooms
- Carriage driveway for several cars
- Single garage
- EPC rating: C - Council Tax Band: F

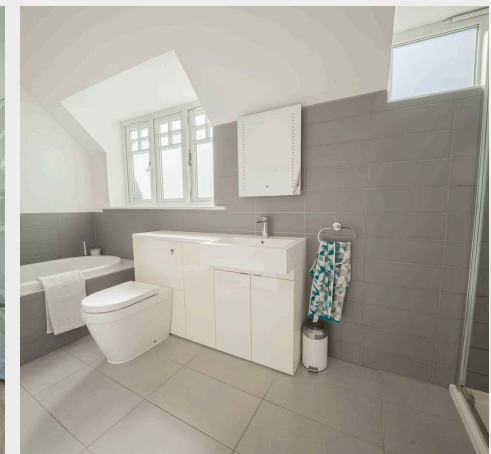
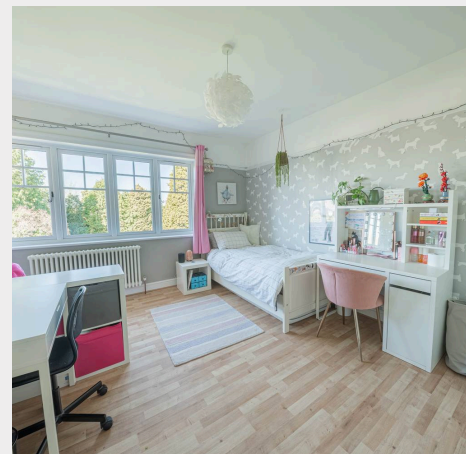


The property is situated on the west side of Haywards Road in an established area within a 5 minute walk Victoria Park and the town's main shopping areas of South Road and the Orchards and is also conveniently placed within a short walk of the trendy Broadway and its numerous restaurants, cafes and bars and the railway station. Victoria Park is situated off Park Road where there are tennis courts, a cafe, children' play areas and a skate park and provides wonderful walks and a shortcut across the park to the Broadway and railway station. Schools are well-represented and the property is within walking distance of several primary schools. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield although some go onto Oathall Community College with its farm in Lindfield which is a little closer. The town has a 6th form college, numerous leisure groups, sports clubs and a leisure centre. The glorious Ashenground Woods are also close by providing some wonderful walks.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23, the latter lying approximately 5 miles to the west at Bolney.

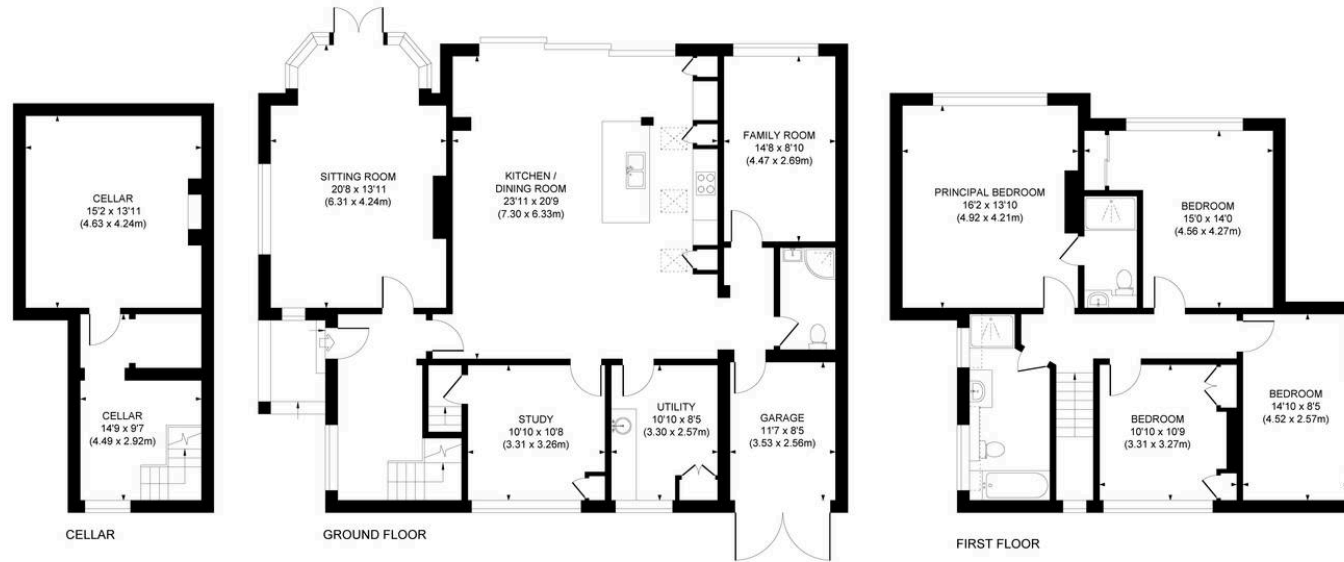
**Distances (approximate miles on foot/by car or train)**

Haywards Heath railway station 0.9 (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), St Joseph's RC Primary 0.5, St Wilfrid's Primary 0.8, Warden Park Primary Academy 0.7, Warden Park Secondary Academy 2.0, Oathall Community College 1.8, A23 Bolney 5.5, Gatwick Airport 13, Brighton Seafront 14.



**Approximate Gross Internal Area**

Cellar 357 sq. ft / 33.13 sq. m  
Ground Floor 1366 sq. ft / 126.93 sq. m  
First Floor 894 sq. ft / 83.07 sq. m  
Garage 91 sq. ft / 8.45 sq. m  
Total 2,708 sq. ft / 251.58 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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