Chanctonbury, 2 St Johns Road, Haywards Heath, RH16 4EH

Guide Price **£375,000 - £400,000**

MANSELL McTAGGART
Trusted since 1947

A 3 double bedroom semi-detached house with a 33' x 23' south facing rear garden and a garage, situated in this quiet no-through road on the southern side of town, close to the town centre and 1 mile from the railway station. Offered for sale with no onward chain.

- 3 double bedroom house in quiet road
- Requires general modernisation throughout
- Air conditioning in 2 rooms
- Easy walk to town and hospital
- 2 minute walk to the Sainsbury's Local store
- 33' x 23' south facing rear garden
- Garage situated to the right of No. 3
- Spacious hall and landing
- Downstairs cloakroom
- Living room with fireplace and doors to garden
- Quiet cul-de-sac between Wivelsfield Rd and St Francis Close
- Walking distance of several schools
- Offered for sale with no onward chain
- EPC rating: B - Council Tax Band: D

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 Edward Road 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. Some children go to Oathall Community College in Lindfield, which is closer. The railway station is 1.3 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) Railway station (1.2) London Bridge/Victoria, 45 mins, Gatwick Airport 15 mins, Brighton 20 mins

Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.