



33 Sandy Vale, Haywards Heath, West Sussex RH16 4JH

Guide Price £350,000



**MANSELL
McTAGGART**
Trusted since 1947



A 2 double bedroom end of terrace house requiring general modernisation throughout, occupying a larger than average end plot with several sheds, being tucked away at the end of a short cul-de-sac on the southern side of town within walking distance of the town centre, several schools and just a few hundred metres from a large open green.

- End of terrace house on a generous-sized plot
- Great potential for a sizeable extension STPP
- 55' x 50' L-shaped rear garden area
- Large front and side garden
- Parking space at rear with shed/workshop
- Room for more parking/garage STPP
- Hall, kitchen, lounge/dining room
- Double glazing – gas heating to radiators
- Warden Park Secondary Academy School catchment
- Walking distance to town centre & Hospital
- Close to a large open green
- For sale with no onward chain
- EPC rating: D – Council Tax Band: C

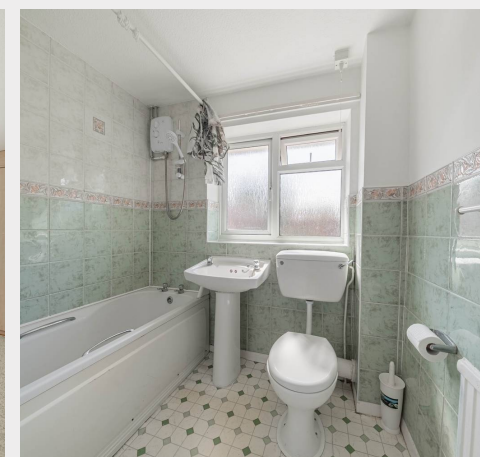
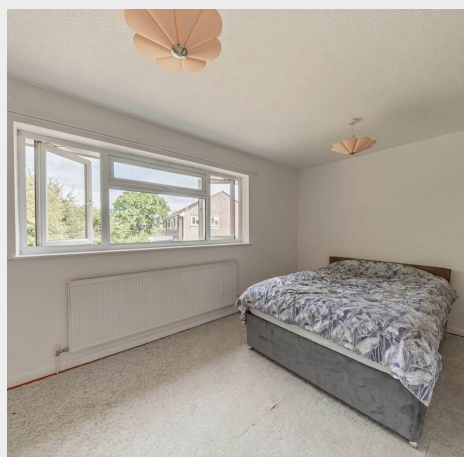


The property is situated in a cul-de-sac surrounded by properties of similar style and size. Sandy Vale is situated off Vale Road on the southern side of town. The town centre is approximately 0.75 miles distant (an alleyway leads from the end of Sandy Vale passing the allotments into Edward Road making access to the hospital and Sainsbury's local store much swifter on foot). A regular bus service runs close by linking with the town's numerous shops and the mainline railway station which offers fast and regular services to London (Victoria and London Bridge both approximately 47 minutes) and the south coast. The town also has a 6th form college, numerous sports clubs and leisure groups, restaurants, schools, churches and the Dolphin Leisure Centre.

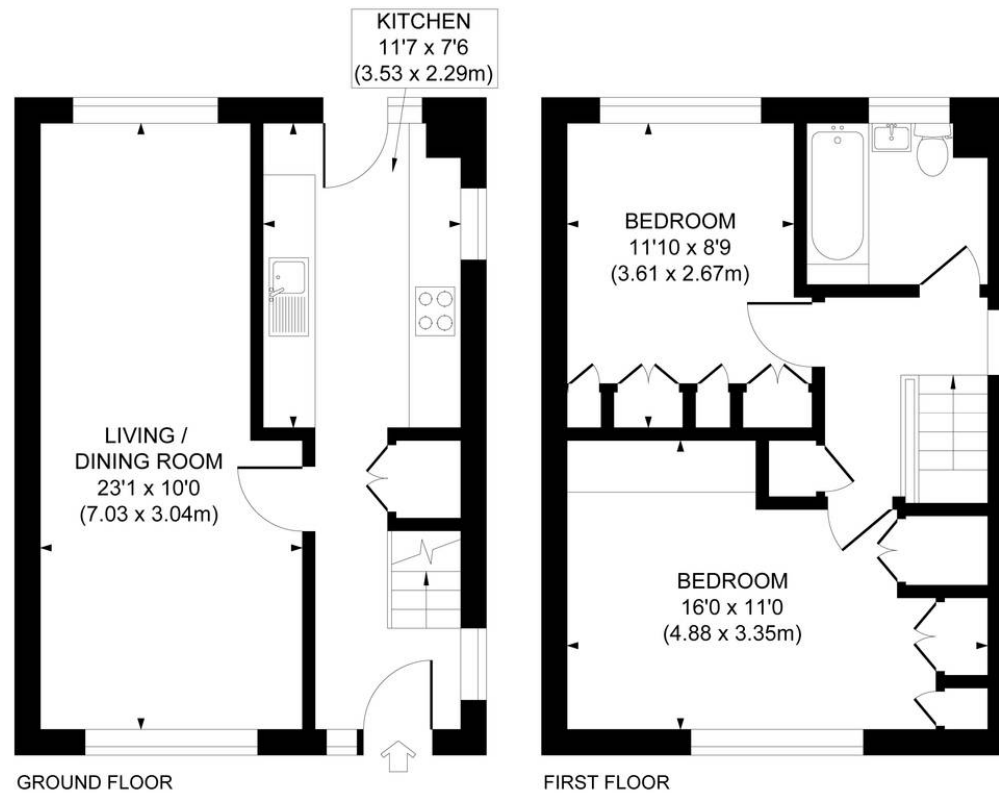
By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately six miles to the west at either Bolney or Warninglid (6 miles)

Distances: (approx in miles)

Stations: Haywards Heath Railway station (1.15) - fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) Wivelsfield Station (1.8) Schools: Primary St Wilfrid's (0.8) St Joseph's RC (0.8) Warden Park Primary (0.9) Bolnere Village (0.7) Secondary Warden Park Secondary Academy School (2) Oathall Community College (1.5)



Approximate Gross Internal Area
739 sq. ft / 68.61 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
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.