



37 Knight Close, Haywards Heath, West Sussex RH16 1AB

Guide Price £475,000 – £500,000



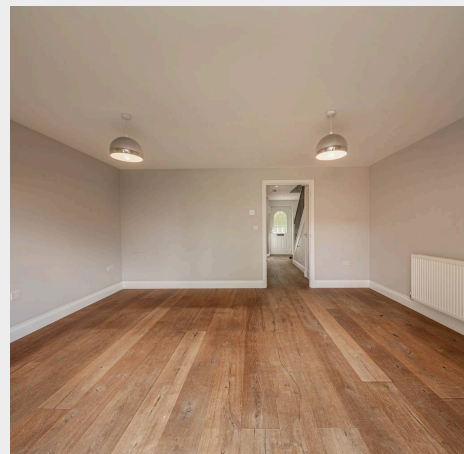
**MANSELL
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A 3 bedroom semi-detached house tucked away at the very end of a cul-de-sac in this highly popular development, which adjoins the Paiges Meadow nature reserve on the town's highly desirable western side, and is ideally placed within a short walk of the town centre, the railway station and Warden Park Secondary Academy School in neighbouring Cuckfield.

The owners have recently obtained planning consent for a sizeable 1.5 storey side extension and single storey rear extension to create a much more substantial family home. The owners have recently obtained planning consent for a sizeable 1.5 storey side extension and single storey rear extension to create a much more substantial family home. Planning Ref: DM/25/1563 was granted on 20.11.2025 by the Mid Sussex District Council. See the plans attached on our website or visit www.midsussex.gov.uk/planning

- Semi-detached house in prime location
 - Highly desirable Lucastes/west side of town
 - Access into Paiges Meadow Nature Reserve
 - Easy walk to town centre, Station & Cuckfield
 - Planning permission for side & rear extensions
 - Plenty of driveway parking – big single garage
 - 37' x 17' fully enclosed rear garden
 - Quality wooden flooring throughout ground floor
 - Kitchen with appliances, separate lounge
 - Master bedroom with en-suite shower room
 - For sale with no onward chain
 - EPC rating: C – Council Tax Band: D
 - Private estate charge: Knight Close is part of a small privately managed estate for which everybody pays a service charge of approx. £500 per annum
- Managing agents: First Port

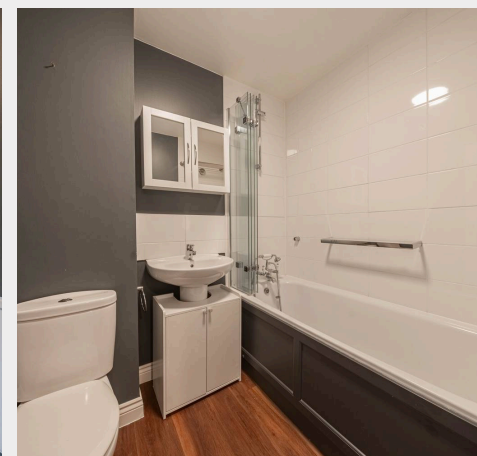
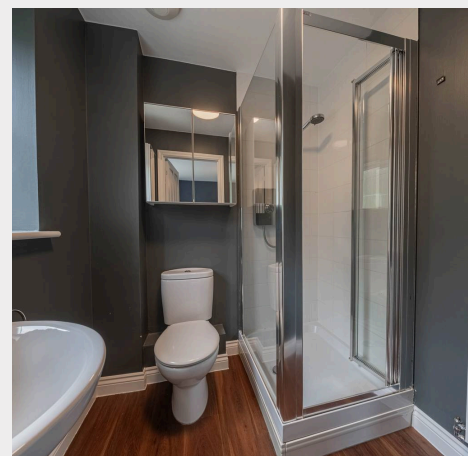
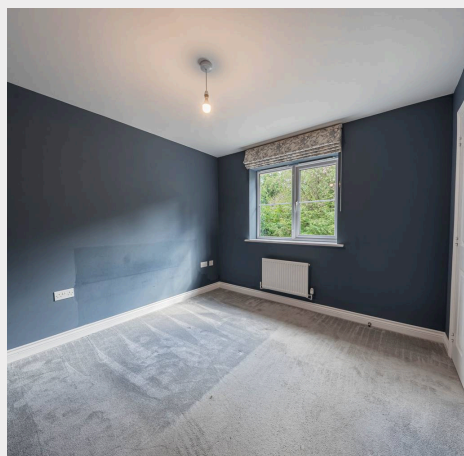


Knight Close is a relatively new development accessed off the western end of Lucastes Road on the town's desirable west side adjoining the Paige's Meadow and Blunts Wood Nature Reserve providing wonderful open walking. An alleyway close by gives easy pedestrian access through to Butlers Green Road making a walk through to the town centre and Warden Park Academy School in neighbouring Cuckfield much quicker. The railway station is also within a 10/15 minute walk offering fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (20 mins). Adjoining the station there is a large Waitrose store and Sainsbury's superstore. Children from this side of town generally fall into the catchment area for Harlands Primary School in Penland Road. The town centre has an extensive range of shops, stores, restaurants, cafes and bars. The Dolphin Leisure Centre and Haywards Heath 6th Form College are both within a 10/15 minute walk.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid.

Distances (in approx miles)

Harlands Primary School 1.1 Warden Park Secondary Academy School 1.1 (on foot), Railway station 0.7, Town centre 0.7, A23 Bolney 5.5, Gatwick Airport 14, Central London 40

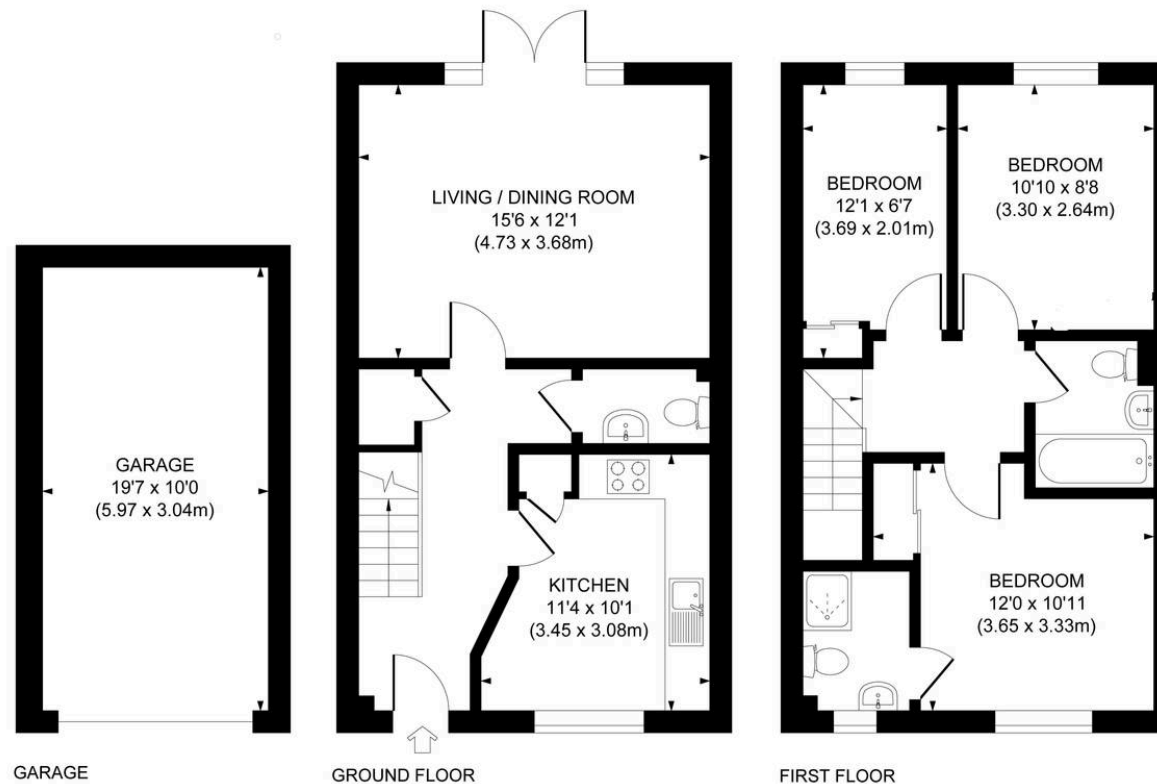


Approximate Gross Internal Area

Main House 858 sq. ft / 79.74 sq. m

Garage 195 sq. ft / 18.14 sq. m

Total 1,053 sq. ft / 97.88 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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