



6 Charlesworth Park, Haywards Heath, West Sussex RH16 3JG
£475,000

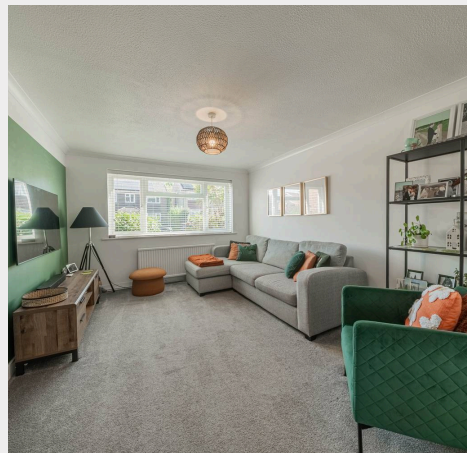


**MANSELL
McTAGGART**
Trusted since 1947



A greatly improved 3 bedroom detached house which the owners bought in 2021 and have since embarked on a major refurbishment programme to create a stunning home, in this popular neighbourhood on the Haywards Heath/Lindfield borders, close to Northlands Wood primary school, local shop, hospital, countryside and the Snowdrop Inn pub/restaurant.

- Beautifully refurbished detached home
- The subject of a major improvement programme
- Bought from Mansell McTaggart in 2021
- Fabulous family size kitchen/living area - doors to garden
- Beautifully fitted kitchen with stone tops and integrated appliances
- New bathroom, new decor, internal doors, flooring, boiler, fuse board
- 39' x 30' fully enclosed west facing rear garden with gate onto footpath
- Integral garage with utility area (Potential conversion STPP)
- Private driveway parking - front garden
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: E

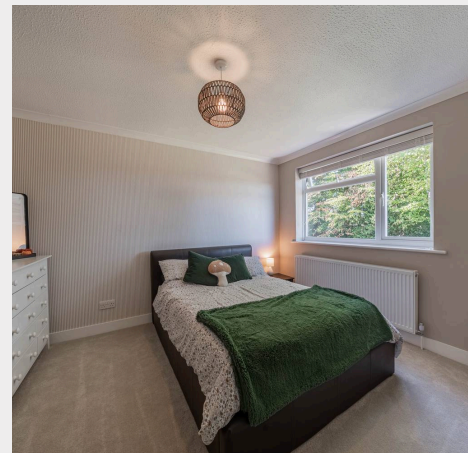


Charlesworth Park is located off Marlow Drive within the very popular Northlands Wood Area on the town's south/eastern outskirts. This established residential area is particularly popular with families and those working at the hospital. The property is very close to the highly regarded Northlands Wood primary school and within a 15 minute walk of the hospital. Nearby facilities include the excellent primary school, a Tesco express store, the Northwood Medical Practice and Pharmacy. Countryside is close by and the quaint Snow Drop Inn pub is within a 10 minute walk.

An alleyway and footpath leads from Charlesworth Park through to the Lewes Road which makes walking to the hospital far quicker and with no hills. Children from this side of town go onto Oathall Community college with its farm.

The town also has a 6th form college and leisure centre. The picturesque Village of Lindfield is within a 15–20 minute walk with its traditional High Street, large common and a good range of shops/pub/restaurants. Haywards Heath town centre is just over a mile on foot whilst a bus service runs close by linking with the town, the neighbouring district and the railway station which is just over 2 miles by car.

By road, access to the major surrounding areas can be easily gained via the A272 and A/M23, The latter lying about 7 miles to the West at Bolney or Warninglid.

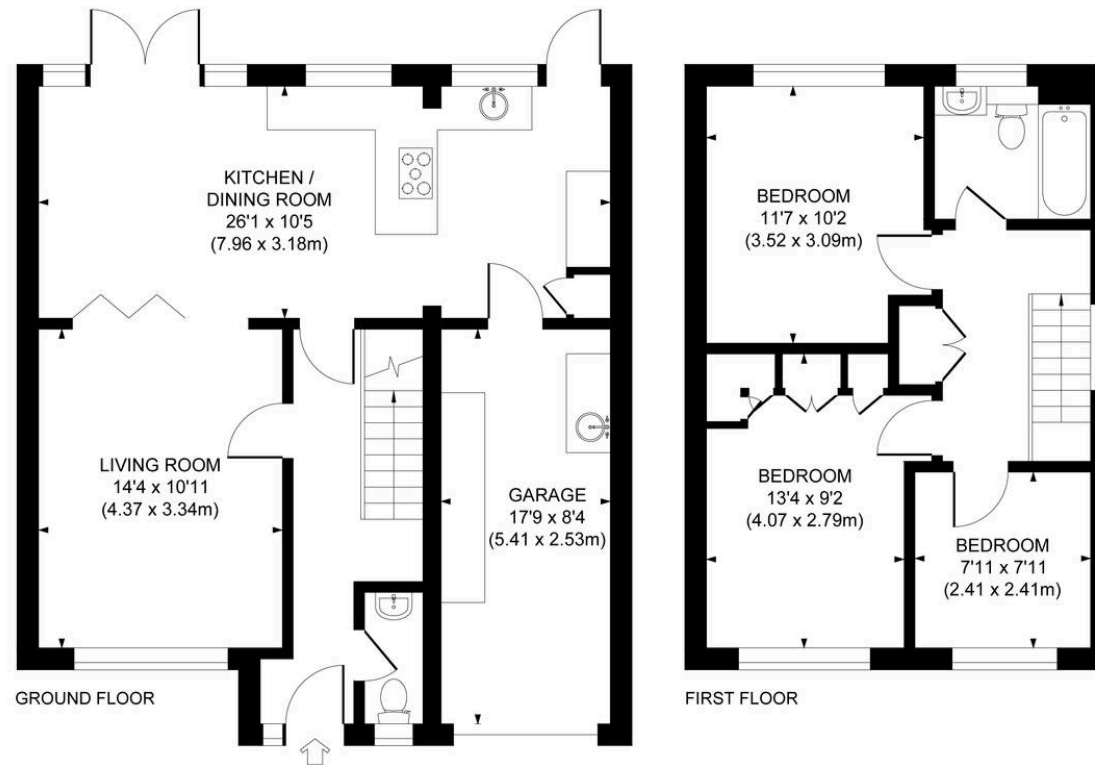


Approximate Gross Internal Area

Main House 987 sq. ft / 91.65 sq. m

Garage 135 sq. ft / 12.55 sq. m

Total 1,122 sq. ft / 104.20 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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