



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

Guide Price £650,000 – £700,000



**MANSELL
McTAGGART**
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A beautiful home with versatile, character accommodation over three floors with up to 5 bedrooms that has been the subject of numerous improvements and benefiting from two sections of garden, a garage and plenty of off-road parking in this central location, within a few minutes' walk of the main town centre, Victoria Park, numerous schools and within a 0.8 mile walk of the railway station.

- Beautifully refurbished character home
- Fantastic location near the town centre
- The subject of numerous recent improvements
- Highly versatile accommodation over 3 floors
- High ceilings and stripped floorboards
- Fabulous re-fitted kitchen/breakfast room with luxurious upgrades including Quartz worktops and filter tap
- Open plan lounge/dining room with bifold doors out to the rear decking
- 1 en-suite bathroom & 2 shower rooms
- 31' x 15' adjoining west facing courtyard
- Additional 40' x 40' L shaped garden
- Plenty of parking – single garage
- EPC rating: C – Council Tax Band: E

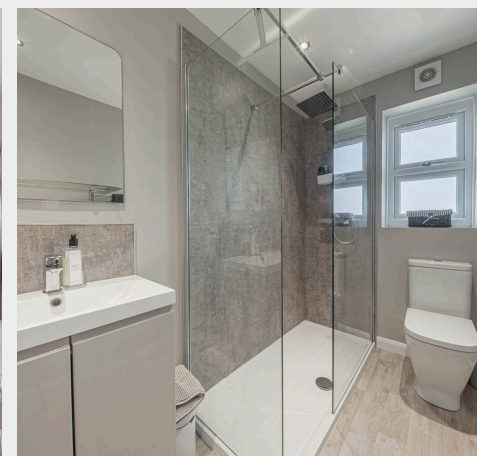
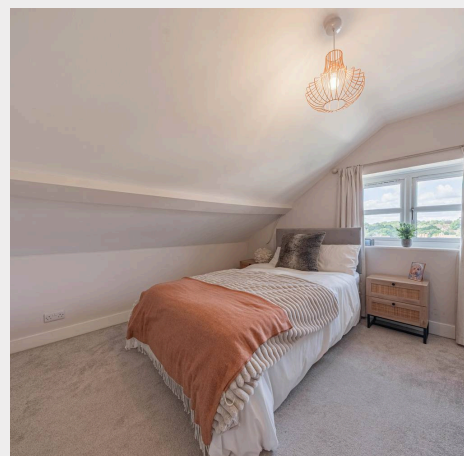


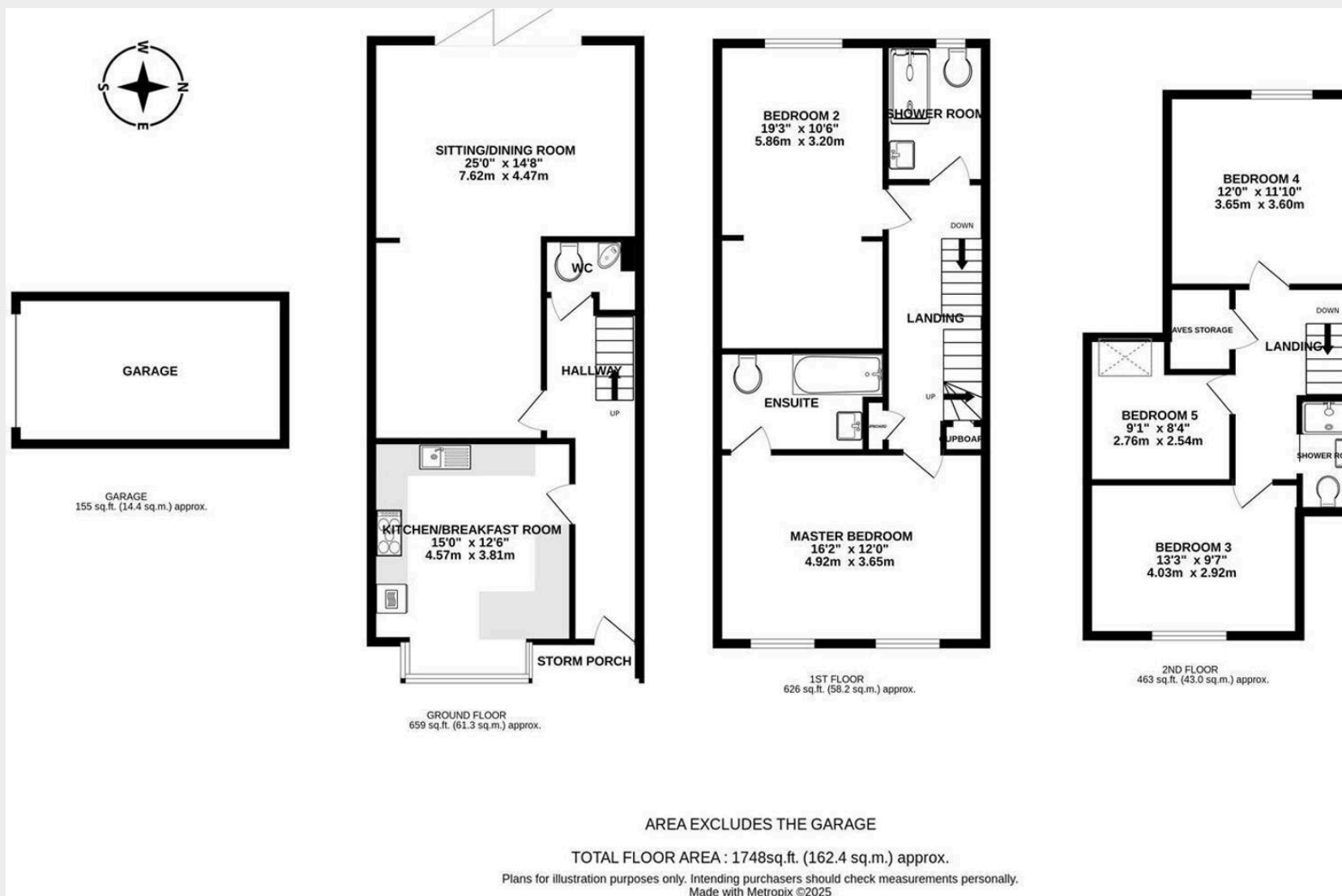
Haywards Road is an established residential area within a few minutes' walk of Victoria Park and the town's main shopping areas of South Road and the Orchards and is also conveniently placed within a short walk of the trendy Broadway and its numerous restaurants, cafes and bars and the railway station. 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.





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