6 Petlands Road, Haywards Heath, West Sussex RH16 4HH

GUIDE PRICE ... £375,000 - £400,000

MANSELL McTAGGART
Trusted since 1947

A 3 bedroom semi-detached cottage occupying a corner plot with a 30' wide x 20' deep south facing rear garden, situated in the established part of town just to the south of the main town centre and within easy walking distance of the hospital, several schools, and just 1 mile walk to the railway station.

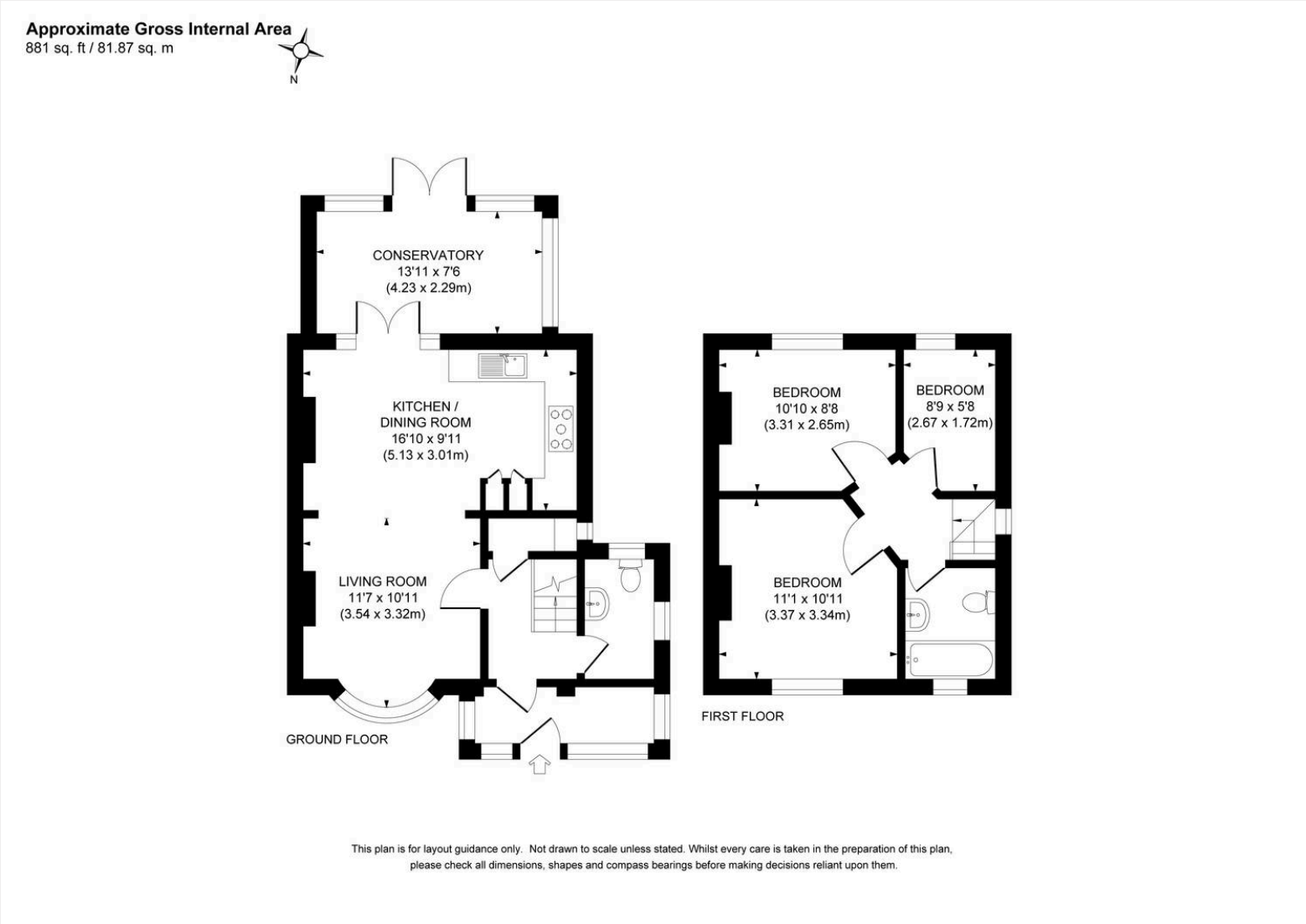
- 3 bedroom semi-detached house of 881 sq ft
- Clean & neutral decorative order
- Corner plot with 30' x 20' south facing garden
- Side garden/hardstanding (Potential Parking)
- Fabulous open plan kitchen/living area with range of integrated appliances
- Conservatory with glass roof
- 3 bedrooms and modern bathroom
- Attic room (potential for full conversion STPP)
- 10 minute walk to the hospital
- 1 mile walk to the railway station
- For sale with immediate vacant position
- EPC rating: D - Council Tax Band: C

Petlands Road runs between Sussex Road and Kents Road just to the south of the main shopping areas of South Road. The hospital can be swiftly accessed on foot via an alleyway at the top of Kent Road which links with Colwell Road. The town has an extensive range of shops and the Broadway has an international array of restaurants, cafes and bars. There is a leisure centre, numerous sports clubs and leisure groups and there is also a privately run 18m indoor swimming pool at Southdowns Park nearby. There are 3 primary schools within walking distance and children from this side of town generally fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield or Warden Park Secondary Academy in Cuckfield. The railway station provides fast commuter services to London, Gatwick Airport and Brighton. By road, access to the major surrounding areas can be swiftly gained via the B2112, A272 and the A/M23 which lies about 5.5 miles to the west at Bolney. There are several beauty spots within a short drive which include both Ditchling and Chailey common nature reserves, the 180 acre Ardingly Reservoir, The Ashdown Forest and the South Downs National Park.

Distances in approximate miles

By rail: Haywards Heath railway station 0.9 miles (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins)

By car: A23 at Bolney 5.5 Gatwick Airport 13 Brighton seafront 15 Central London 40



Mansell McTaggart Haywards Heath

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