

21 Manaton Close, Haywards Heath, West Sussex RH16 3HS

Guide Price £350,000 - £365,000 ... Freehold

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A beautifully presented 2 double bedroom semi-detached house with a garage and driveway alongside and a 52' x 23' south facing garden tucked away in a cul-de-sac within the popular Priory area on the south/eastern edge of the town centre within a very short walk of the shops, several schools, hospital and just 0.9 miles from the railway station.

- Very well presented semi-detached house
- Quiet cul-de-sac within The Priory area
- 2 double sized bedrooms
- Refitted kitchen and bathroom
- Immaculate and neutral decorations throughout
- 52' x 23' south facing rear garden
- Driveway and garage alongside
- Very convenient location near town centre
- 0.9 mile walk to the railway station
- Close to 3 primary schools
- Potential for an extension STPP
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: C

Manaton Close is a cul-de-sac off Syresham Gardens is adjacent to the Old Priory building just to the south-east of the town centre and within a short walk of St Wilfrid's Primary School and the Hospital. The actual Priory building has recently been converted from commercial to residential use which, in our opinion, is a massive enhancement to the area. This part of town is particularly popular with families and those working at the hospital although the railway station is exactly 1 mile distant. The town has an extensive range of shops, stores, restaurants, cafés and bars. There are several primary schools within a short walk including St Wilfrid's and St Joseph's RC and the Warden Park Primary Academy and children from this side of town generally go onto Oathall Community college with its farm in nearby Lindfield, although those attending the Primary Academy can go onto the Warden Park Secondary Academy in neighbouring Cuckfield. By road, access to the major surrounding areas can be swiftly gained via the B2112, A272 and the A/M23 which lies approximately 6 miles to the west at the Bolney or Warninglid.

Distances in approximate miles:

Schools: St Joseph's RC Primary School (0.25 miles) St Wilfrid's Primary School (0.5 miles) Warden Park Primary Academy (0.4 miles) Oathall Community College (Secondary School) (0.9 miles) Station: Haywards Heath mainline station (1 mile) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).











Mansell McTaggart Haywards Heath

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