

50 Boston Road, Haywards Heath, West Sussex RH16 3PX

Guide Price £375,000 - £400,000

MANSELL McTAGGART
Trusted since 1947









A 3 bedroom semi-detached house with vacant possession siding onto Haywards Heath Football Club's playing pitch. Newly redecorated and completely refurbished and updated in 2018. Private driveway with a large side and rear garden. Situated on the rejuventated eastern side of town, moments from a parade of shops and a Morrisons Store. The town centre is a short walk and the railway station is 1.25 miles away.

- 3 bedroom semi with side access
- Rejuvenated east side of town
- Family size kitchen/dining room
- Good size living room
- Private drive and good size side garden
- 68' max x 33' east facing rear garden
- Close to shops & bus route
- Easy walk of several primary schools and Oathall Community College
- 1.25 miles from the railway station
- EPC rating: C - Council Tax Band: C
- **Agents Note**
  Under the Estate Agents Act of 1979, we advise that the property is being sold by an associate of Mansell McTaggart.

Boston Road is a ‘horseshoe’ shaped road located off America Lane on the rejuvenated east side of town. This established residential area is popular with families and commuters alike and is ideally placed within walking distance of all the town’s facilities. A regular bus service runs along America Lane linking with the town centre, hospital and the railway station. There is a parade of shops on America Lane including a pharmacy and a convenience store. The town centre is approximately 0.9 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars. The railway station is 1.1 miles distant and offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins).

By road, access to the major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

Distances in approximate miles:-

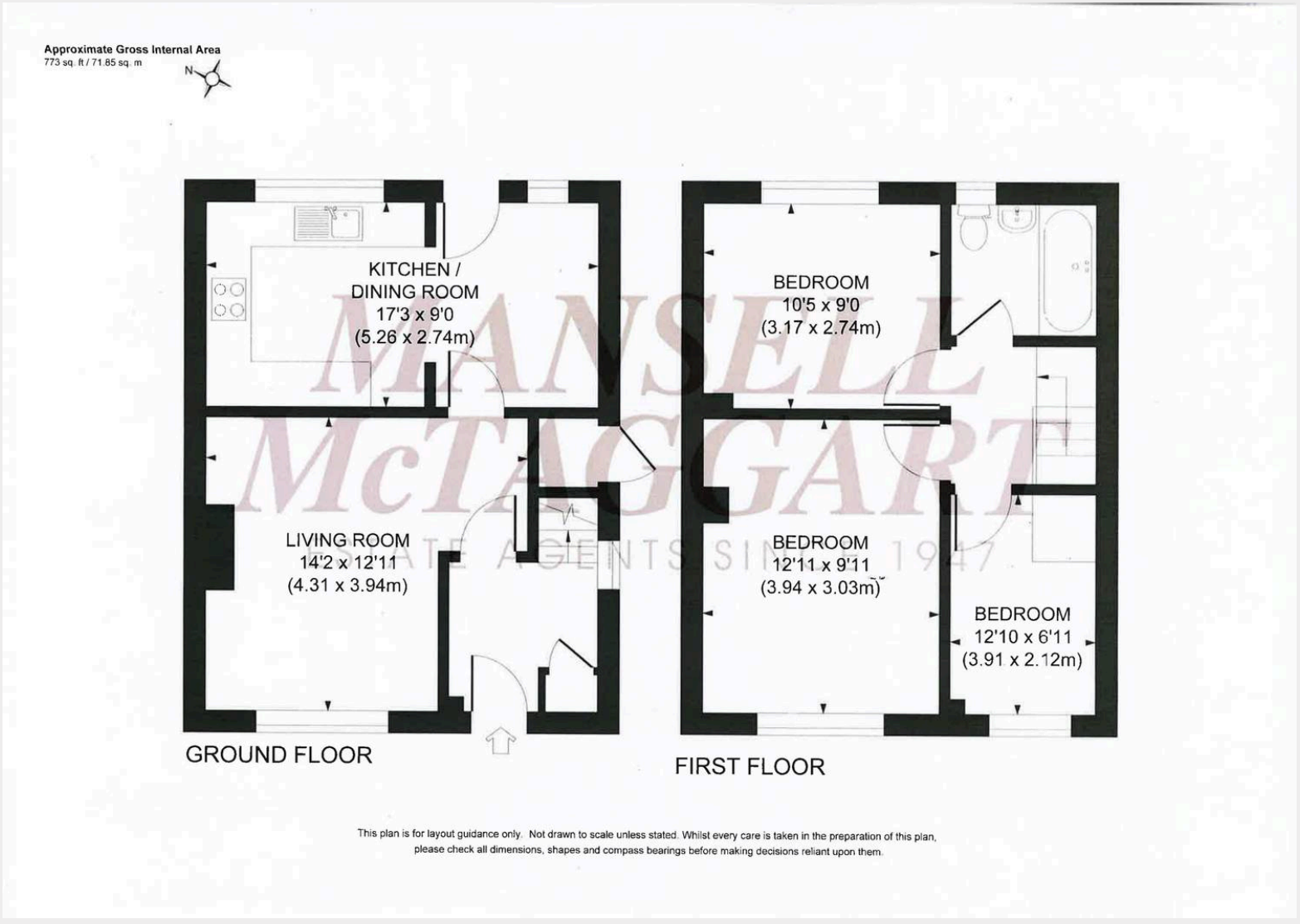
Schools: Warden Park Primary Academy (0.4 miles), St Joseph’s RC Primary (0.7 miles), St Wilfrid’s Primary (0.6 miles) Oathall Community College (0.8 miles)











Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.