



12 Chapman Way, Haywards Heath, West Sussex RH16 4UL

Guide Price £450,000 - £475,000

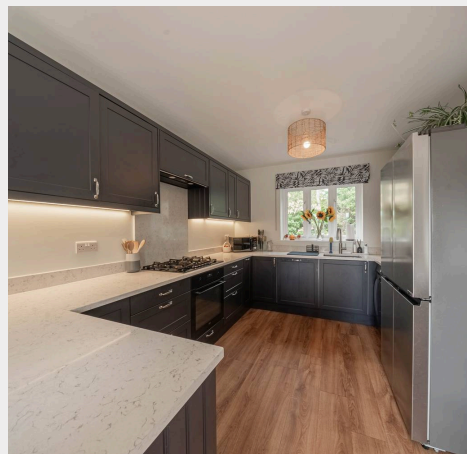


**MANSELL
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A beautifully presented and deceptively spacious (1253 sq ft) semi-detached 3 double bedroom town house built in 2012 by Charles Church with a 28' x 28' south/east facing garden in this desirable modern development on the town's southern side, near to the hospital, with an adjacent allocated parking space and integral single garage offering great potential for conversion into another room, STPP.

- Spacious semi-detached town house
- Beautiful order throughout
- Some recently fitted shutters and blinds & rear section of roof replaced (Jan 2026)
- Generous room sizes with 3 double bedrooms
- Ground floor family sized kitchen/breakfast room (refitted in 2024) with bi-fold doors (replaced 2024) out to the 28' x 28' fully enclosed rear garden
- Spacious double aspect 1st floor living room with feature electric fireplace and plantation shutters to front
- Big master bedroom with dressing area and en-suite shower room
- 2 top floor bedrooms (one currently a T.V. room/study) and bathroom
- Great leisure facilities in the grounds of Southdowns Park (Indoor pool, tennis court, bowls club & St Francis Social Club)
- EPC rating: C - Council Tax Band: E
- Annual amenity charge including reserve fund for the period: 01.01.2026-31.12.2026 - £689.39 (paid by current owner)

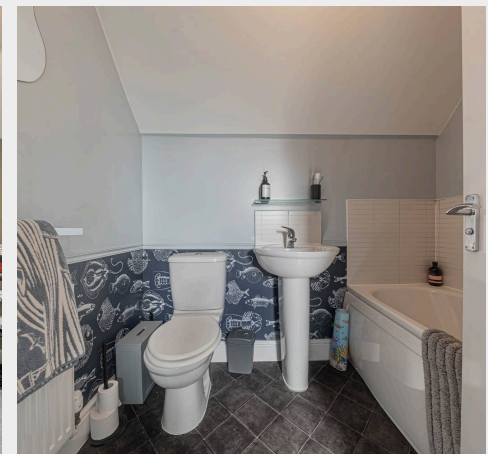


Chapman Way is a modern development situated off Colwell Road accessed through Southdowns Park on the town's southern edge and is conveniently close to the Princess Royal Hospital. The property is also ideally placed within a short walk of the Sainsbury's Local Store and the town centre which is approximately 0.65 miles distant and provides an extensive range of shops, stores, restaurants, cafes and bars. There is a privately owned 18 metre indoor swimming pool, located to the rear of the adjoining Southdowns Park, which is open to the public on a pay per visit basis.

Access to the major surrounding areas can be gained via the new Haywards Heath/A272 relief road giving far swifter access out to the A/M23 in the west.

Distances on foot in approximate miles

Schools: St Wilfrid's Primary (0.5), St Joseph's RC (Primary 0.65), Northlands Wood Primary (0.75), Oathall Community College (1.2), Warden Park Secondary Academy (2.2), 6th Form College (1.25)
Railway Station: Haywards Heath mainline (1.5) offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Approximate Gross Internal Area

Main House 1,253 sq. ft / 116.40 sq. m

Garage 147 sq. ft / 13.70 sq. m

Total 1,408 sq. ft / 130.90 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

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

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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