1 The Ridings, Haywards Heath, West Sussex RH17 7AB

Guide Price **£950,000 - £1,000,000**

MANSELL McTAGGART
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A 5 bedroom, 3 bathroom detached house on this small exclusive development of just 5 luxury houses hidden away down a long private driveway off the Lewes Road on the town's eastern edge, close to countryside and the hospital. For sale with no onward chain.

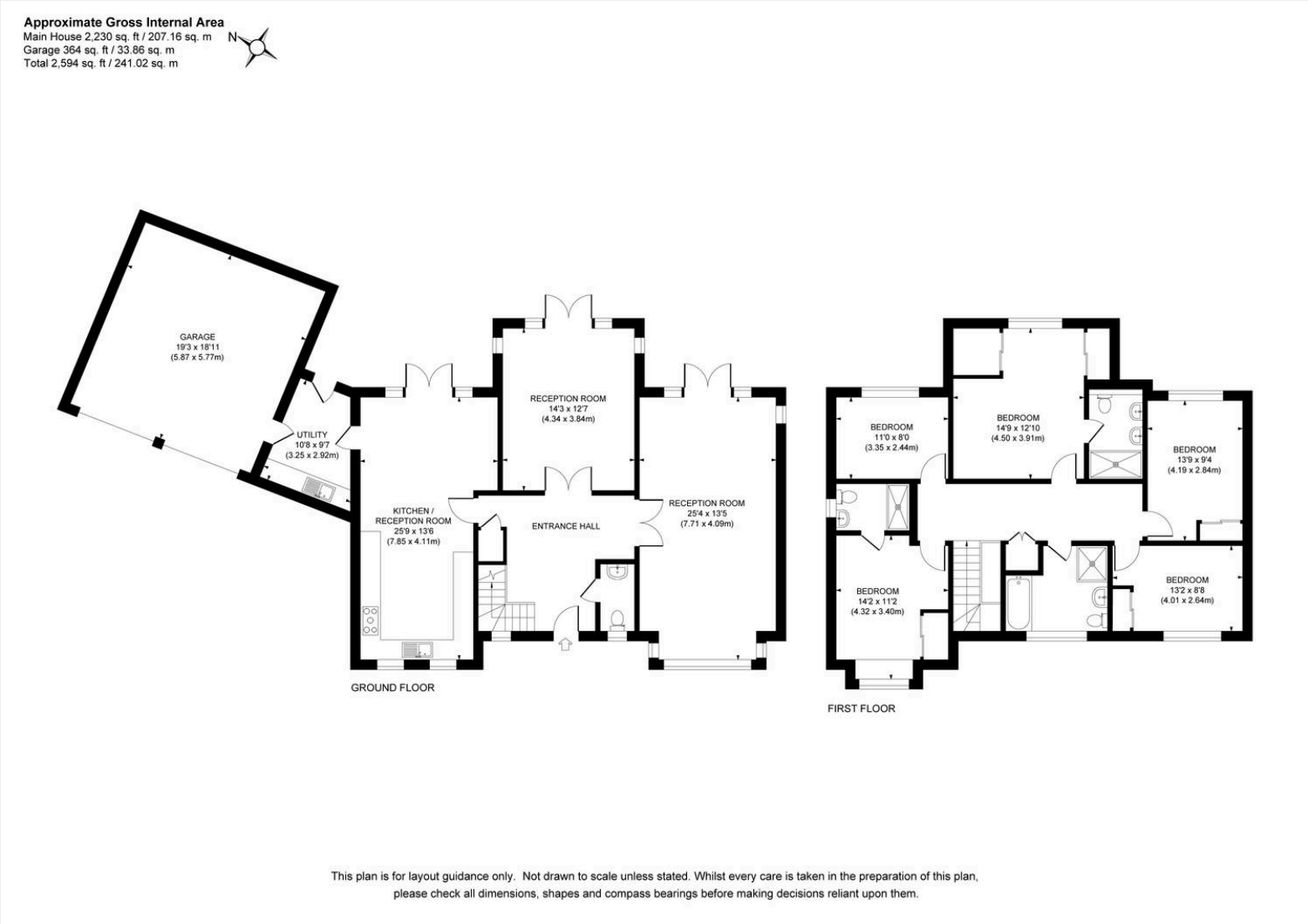
- 5 bedroom detached family home
- Exclusive private development of just 5 homes
- Approached over a long private gated driveway off the Lewes Road
- Easy walk to hospital and the countryside
- Private driveway parking, double garage
- 65' wide by 40' deep east facing rear garden
- Grand reception hall - cloakroom
- Living room with fireplace - dining room
- Huge family sized kitchen/living room
- Kitchen has all appliances – utility room
- 3 bathrooms (2 en-suite)
- No onward chain
- EPC rating: C - Council Tax Band: G

The Ridings is an exclusive development tucked away down a long driveway just off the desirable south side of the Lewes Road and forms part of the Conservation Area on the town's south eastern outskirts surrounded by other substantial homes.
The property is ideally placed close to open countryside which is interspersed with footpaths and bridleways and is within easy reach of some excellent local primary and secondary schools, as well as some independent schools, most of which provide a school bus service with local pick up points, including Great Walstead, Ardingly, Cumnor House, Worth, Brighton College, Bedes and Burgess Hill Girls. There are local shops within a short walk for basic daily needs and the property is also ideally placed close to the Princess Royal Hospital. A regular bus service runs along the Lewes Road linking with the town centre and railway station (1.8 miles) which provides fast commuter services 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 B2272 A272 Haywards Heath relief road and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid.

The town has an extensive range of shops, stores, restaurants, cafes and bars, numerous sports clubs, 6th form college and a leisure centre. Open countryside is close by and various beauty spots are within a short drive including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest and the South Downs National Park.

Private Estate: The 5 properties (The Ridings Haywards Heath Residents Management Company Ltd) equally own the estate and driveway for which they pay £75 per month into a fund which covers the upkeep & clearance of the trees and planted areas, electric gates and future expenditure towards roadway etc.



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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