



45a Wood Ride, Haywards Heath, West Sussex RH16 4NL

Guide Price £650,000 – £700,000



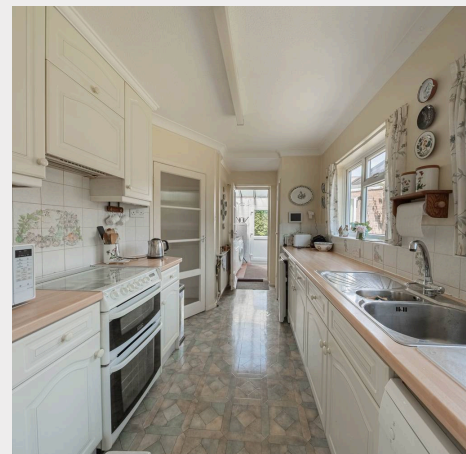
**MANSELL  
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A lovely detached 1950s 3 bedroom character home occupying a large secluded plot hidden away up a long driveway off Wood Ride on the southern side of town, within walking distance of the main shopping areas, several schools and town centre. There is a separate attached single-storey building with an adjoining tandem length garage offering great scope for various uses. The property has been owned by the same family since 1967 which has been very well cared for yet does now require general updating and offers tremendous potential for a sizeable extension if required, STPP.

- Detached home on large secluded plot
- Lovely setting up a long driveway
- Fabulous plot measuring approximately 120' x 70'
- Attached single-storey playroom
- Tandem length garage
- Lots of possibilities for extending STPP
- Very well cared for but now needing updating
- Easy walk to town, Victoria Park & Ashenground Woods
- 1 mile walk to the railway station
- Walking distance of several schools
- Warden Park Secondary Academy catchment area
- For sale with no onward chain
- EPC rating: F – Council Tax Band: E

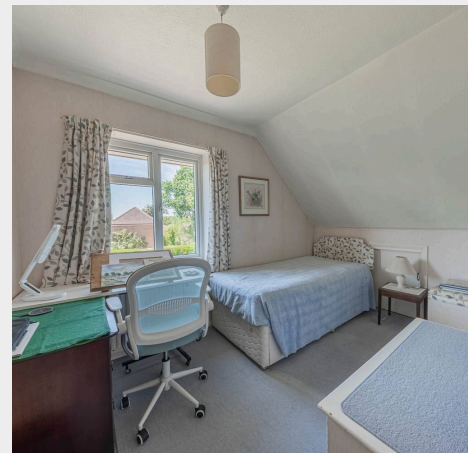




The property is situated up a long driveway on the eastern side of Wood Ride (next to No. 43), which runs between Park Road and Ashenground Road on the town's southern side surrounded by other character homes. This established residential area is particularly popular with families and commuters as it is ideally placed within a short walk of the town centre, Victoria Park, glorious woodland and just a mile of the railway station on foot via Victoria Park. The town has an extensive range of shops, stores, restaurants, cafes and bars, a leisure centre, numerous sports clubs and leisure groups and a 6th form college. Schools are well represented and the property is within walking distance of several primary schools including St Wilfrid's, Warden Park Primary Academy, St Joseph's RC and Bolnore Village Primary, which is within a very pleasant walk through the Woods. Children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield. Ashenground and Bolnore Woods provide some wonderful walks and the local area has numerous beauty spots including both Ditchling and Chailey Common nature reserves, the Ashdown Forest and the South Downs National Park. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid.

#### **Distances in miles on foot (approximately)**

Bolnore Village Primary (0.7), St Wilfrid's C of E Primary (0.85), Warden Park Primary Academy (0.85), St Joseph's RC (0.75), Warden Park Secondary Academy (1.8), Oathall Community College (1.3), St Pauls R C Secondary College (3.5), Haywards Heath Mainline Railway Station (0.9) - fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



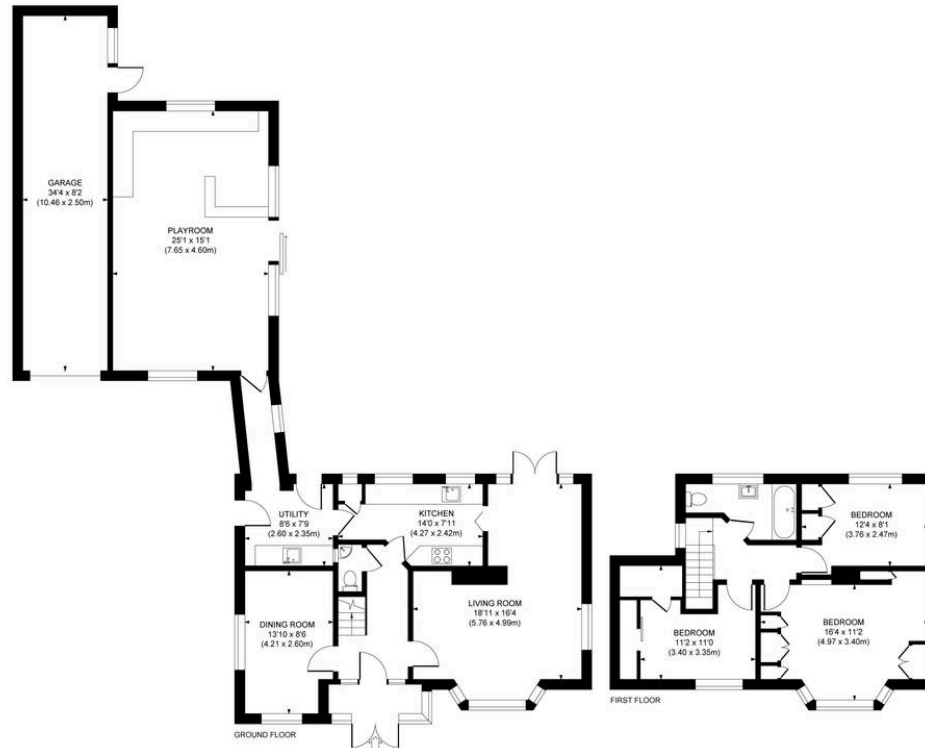


**Approximate Gross Internal Area**

Main House 1,624 sq. ft / 150.90 sq. m

Garage 281 sq. ft / 26.15 sq. m

Total 1,906 sq. ft / 177.05 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

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