



48 Edward Road, Haywards Heath, West Sussex RH16 4QH

Guide Price £400,000 – £425,000

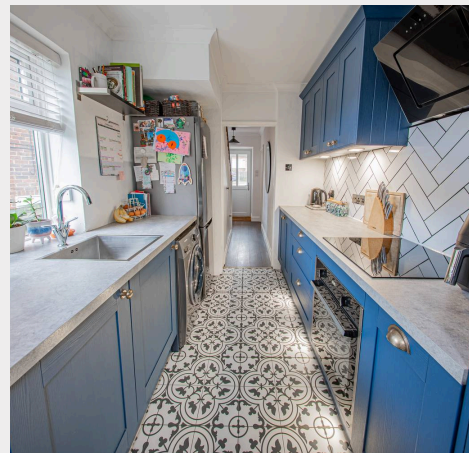


**MANSELL
McTAGGART**
Trusted since 1947



A 1930s semi-detached character house tucked away in a cul-de-sac on the southern side of town with an 85' x 24' south/west facing garden backing onto a park offering tremendous potential for an extension and/or loft conversion STPP, within walking distance of the town, hospital, several schools and just a 1.3 mile walk to the railway station.

- Very well presented 1930s character home
- Great potential for extension/loft conversion
- 85' x 24' south/west facing garden adjoining a park
- Quiet cul-de-sac location on south side of town
- Warden Park Secondary Academy School catchment area (bus)
- Lounge/dining room with open fireplace
- Refitted kitchen and bathroom suite
- Gas heating to rads, double glazing, some plantation shutters
- 2 doubles and 1 single bedroom
- Immaculate and neutral decor throughout
- Easy walk to hospital and several schools
- 1.3 mile walk to the railway station



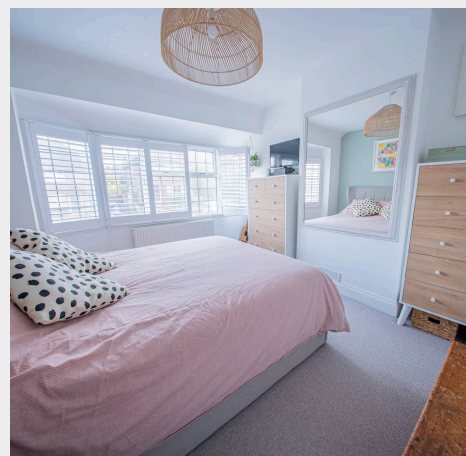
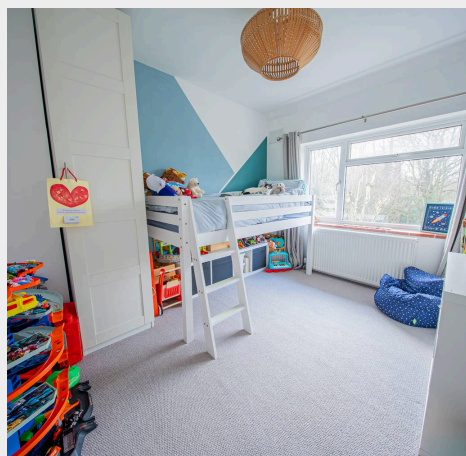
Edward Road is an established residential cul-de-sac made up of properties of similar style and age which is located on the south side of town. There is a Sainsbury's local store within a short walk (Wivelsfield Road) and other nearby facilities include the Princess Royal Hospital.

The town centre is close by and provides an extensive range of shops, stores including a Waitrose and a Sainsbury's superstore by the station plus numerous restaurants, cafes and bars in South Road and the Broadway. The town also has a 6th form college and leisure centre.

By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.

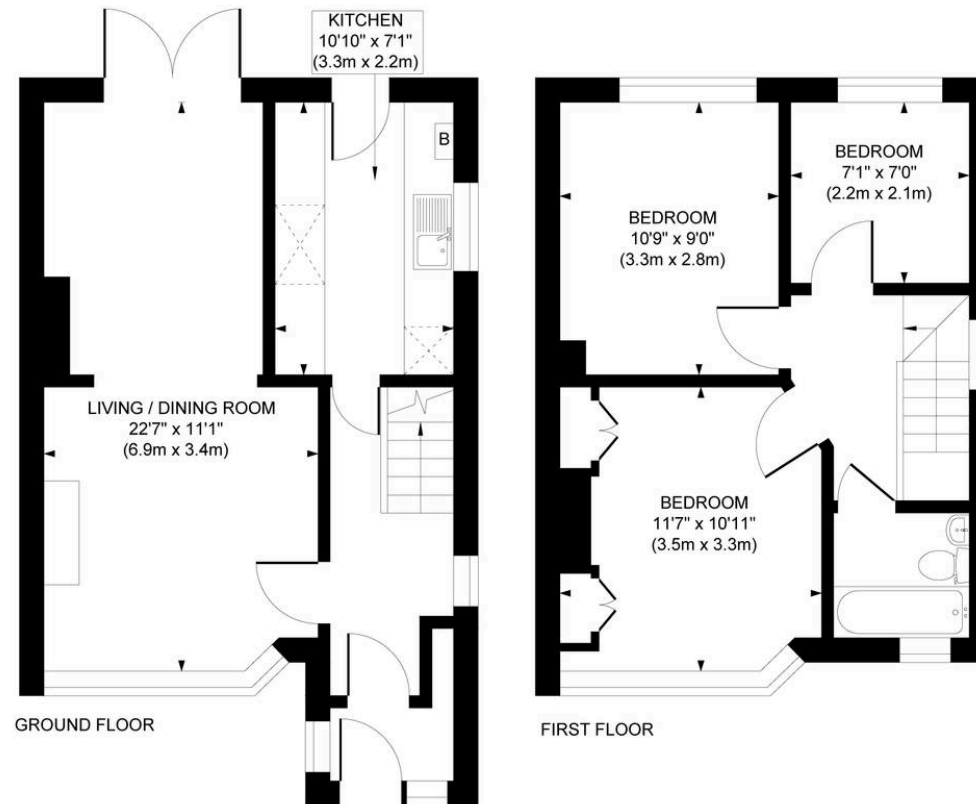
Distances in approximate miles:-

Schools St Wilfrid's Primary (0.7 miles) St Joseph's Primary (0.85 miles) Warden Park Primary Academy (0.95 miles) Northlands Wood (0.8 miles) Warden Park Secondary Academy in Cuckfield (2.3 miles) Oathall Community College (1.3 miles) Station Haywards Heath mainline railway station (1.3 miles) offering 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

743 sq. ft / 69.07 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

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.