



100 Sunnywood Drive, Haywards Heath, West Sussex RH16 4PB

Guide Price £525,000 – £550,000



**MANSELL
McTAGGART**
Trusted since 1947



An immaculate 3 bedroom detached house occupying a fantastic plot with a 100' x 34' west facing rear garden situated in this popular residential area, just to the south of the main town centre, being close to Victoria Park and the glorious Ashenground Woods and a very pleasant 0.9 mile walk to the railway station.

- Detached house with west facing rear garden
- Great potential for extending if required STPP
- Immaculate, neutral decor throughout
- Modern kitchen and bathroom fittings
- Main bathroom plus ground floor WC
- Front garden (Potential private driveway parking for many vehicles)
- Shared driveway leading to single garage
- 100' x 34' west facing rear garden
- Double glazing – some plantation shutters
- No onward chain
- EPC rating: D - Council Tax Band: D



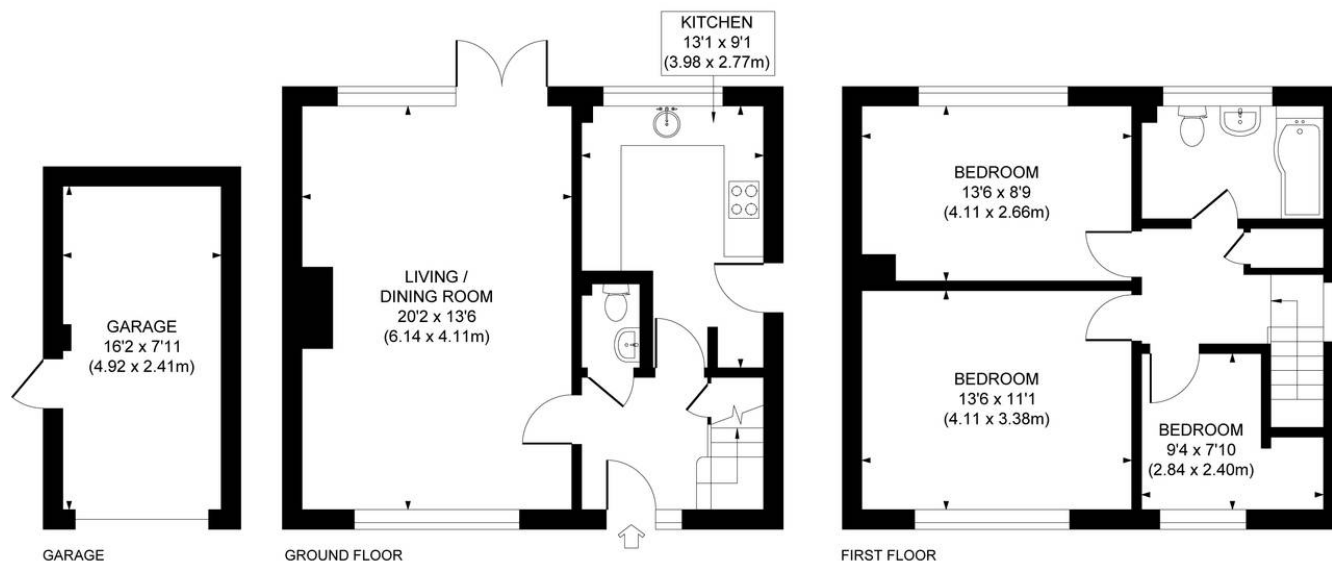
Sunnywood Drive is located on the southern side of Victoria Park and runs between Park Road and Ashenground Road within a 5/10 minute walk of the town's main shopping areas of South Road. Victoria Park has large open spaces, children's play areas, tennis courts, skate park and a cafe. The town has an extensive range of shops and stores whilst the fashionable Broadway has several restaurants, cafes and bars. The railway station is just under a mile on foot via Victoria Park and provides fast commuter links to London, Gatwick Airport and Brighton. Schools are well represented throughout the town and the property is within an easy walk of several primary schools including the Warden Park Primary Academy, St Joseph's (RC), Bolnore Village and St Wilfrid's. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. However, some children go to Oathall Community College with its farm in neighbouring Lindfield. There is also a 6th form college. The town has numerous leisure groups, sports clubs and a leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies approximately 5.5 miles to the west at Bolney or Warninglid.

Distances (miles on foot/by car or train)

Haywards Heath railway station 0.9 via Victoria Park (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), St Joseph's RC Primary 0.7 St Wilfrid's Primary 0.75 Warden Park Primary Academy 0.8 Warden Park Secondary Academy 1.9 Oathall Community College 1.2, 6th Form College (1.1), A23 Bolney 5.5, Gatwick Airport 13, Brighton Seafront



Approximate Gross Internal Area
 Main House 929 sq. ft / 86.32 sq. m
 Garage 127 sq. ft / 11.85 sq. m
 Total 1,056 sq. ft / 98.17 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.