



17 America Lane, Haywards Heath, West Sussex RH16 3PZ

Guide Price £575,000-£600,000 ... Freehold



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A significantly extended detached 3 bedroom house occupying a generous corner plot with a fabulous garden including a 450 sq ft studio building, on the eastern side of town close to a local parade of shops, several schools and within walking distance of the town centre and 1 mile of the railway station.

- Extended detached house with 450 sq ft studio building
- Large corner plot with 57' x 28' rear garden
- Plenty of driveway parking and front garden
- Amazing 31' x 19' kitchen/living area with 6 Velux windows and sliding door out to garden
- Kitchen with underfloor heating, boiling water tap, integrated fridge/freezer and stone worktops
- Separate lounge with fireplace
- 3 big bedrooms, bathroom, separate WC
- Attic room - potential for conversion into a master suite
- Walking distance of Lindfield and Haywards Heath High Streets, Station and Hospital
- Close to several primary schools and Oathall Community College
- EPC rating: C - Council Tax Band: C

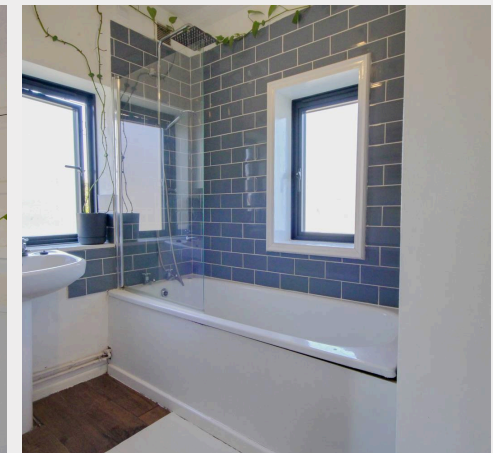
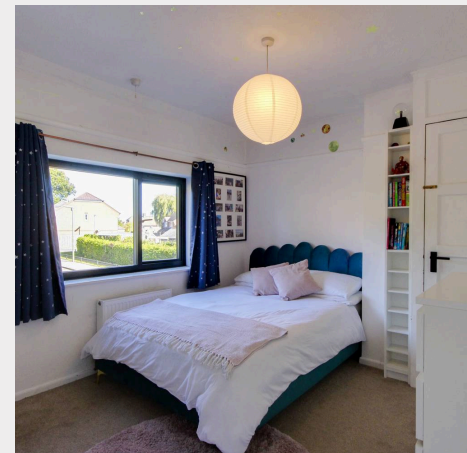


The property is situated towards the eastern end of America Lane and is ideally placed within a few hundred yards of a parade of shops including a chemist and both primary and secondary schools are also within walking distance.

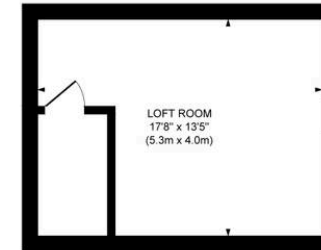
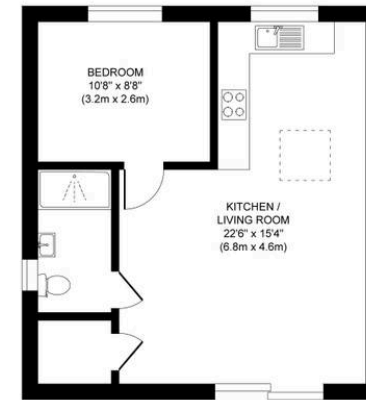
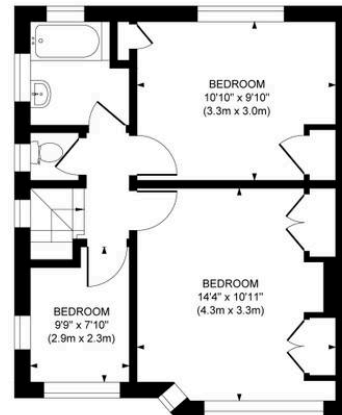
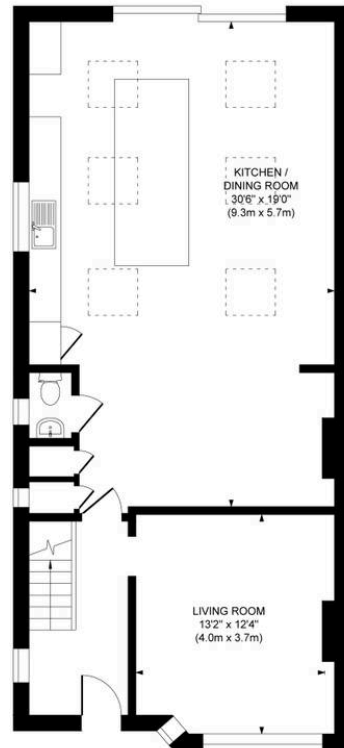
The town centre with its extensive range of shopping facilities including The Orchards shopping precinct is just over half a mile from the property.

A regular bus service runs along America Lane linking with all the town's facilities and Haywards Heath mainline railway station which is just over a mile distant and offers a fast and regular service to London (Victoria and London Bridge both approximately 47 minutes) and the south coast (Brighton approximately 20 minutes). The town has a good range of sports clubs, leisure groups and the Dolphin Leisure Centre has extensive swimming and other sports facilities.

By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A272 and the A/M23, the latter lying approximately five and a half miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area
Main House 1499 sq. ft / 139.27 sq. m
Garden Annexe 458 sq. ft / 42.53 sq. m
Total 1499 sq. ft / 139.27 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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