12 Ash Grove, Haywards Heath, West Sussex RH16 4PZ

Guide Price **£500,000**

MANSELL McTAGGART
Trusted since 1947

A 3/4 bedroom detached chalet bungalow in need of some cosmetic updating occupying a fabulous south facing plot at the very end of this desirable cul-de-sac on the town's southern side, within walking distance of the town centre and close to Ashenground Woods.

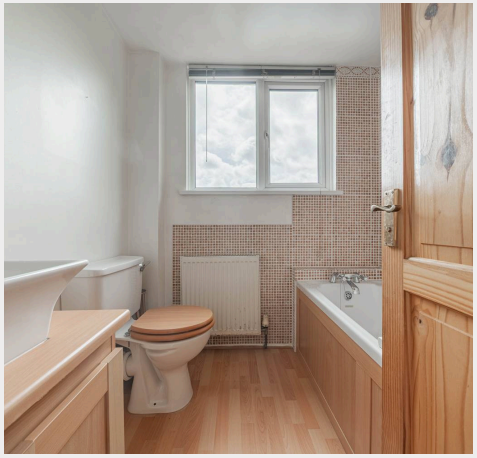
- Very clean and tidy detached chalet bungalow
- Flexible accommodation with up to 4 beds
- Great potential for extending STPP
- 80' wide x 40' deep south facing rear garden
- Tapered shaped plot – side gardens
- Driveway parking and detached garage
- Living room with fireplace
- 2 further ground floor rooms & kitchen
- Modern fitted ground floor shower room
- 2 first floor bedrooms and 2nd bathroom
- 10–15 minute walk to the town centre
- Walking distance of several primary schools
- Warden Park Secondary Academy School catchment area
- For sale with no onward chain
- EPC rating: D - Council Tax Band: E

The property is situated at the very end of this desirable cul-de-sac where property rarely becomes available, located off the western end of Ashenground Road on the town's southern side. Ash Grove is ideally placed within walking distance of all the town's facilities including the shopping centre, hospital, railway station, numerous schools and is close to Victoria Park and Ashenground Woods providing some wonderful walks. A bus service runs close by linking with all the facilities and the neighbouring districts.
The town has an extensive range of shops, stores, restaurants, cafes and bars. The railway station (1.1 mile via Victoria Park) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). Schools for all ages are well represented throughout the town and there is also a 6th form college and leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the B2272, the A272 and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney.

Distances (on foot in approximate miles)

Railway station (1.1 mile) Primary Schools: Bolnore Village (0.4) St Wilfrid's (0.85) Warden Park Academy (0.9) St Joseph's RC (0.85) Secondary Schools: Warden Park Academy (1.5) Oathall Community College (1.35) St Paul's RC in Burgess Hill (3.5)



Approximate Gross Internal Area
Main House 1,192 sq. ft / 110.72 sq. m
Garage 138 sq. ft / 12.87 sq. m
Total 1,330 sq. ft / 123.59 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.