



3 Wellwood, Haywards Heath, West Sussex RH16 4FQ

Guide Price £425,000



**MANSELL
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A greatly improved 3 double bedroom attached town house with a 26' x 14' south-facing landscaped and partly-walled rear garden and two allocated parking spaces, with a fabulous new open-plan kitchen/breakfast room and refitted family bathroom, situated in this pleasant cul-de-sac on the southern side of town, close to the hospital, within an easy walk of the town centre and a 1.2 mile walk to the railway station.

- Greatly improved 3 double bedroom house
- 26' x 14' level south facing rear garden
- Refitted kitchen and family bathroom
- Fabulous open plan ground floor space
- Impressive top floor master suite
- 2 double sized 1st floor bedrooms & bathroom
- 2 allocated parking spaces behind
- Close to a large open green with play area
- 10 min walk of hospital and town centre
- 1.2 mile walk to the railway station
- EPC rating: C - Council Tax Band: D
- Private estate charge: Currently £357.83 every 6 months
- Managing agent: Lambert Smith Hampton
- e: ishresidential.co.uk

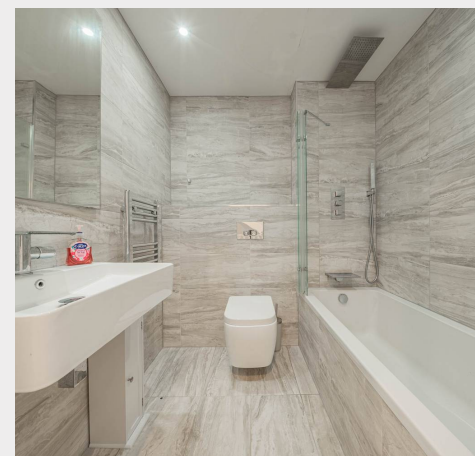
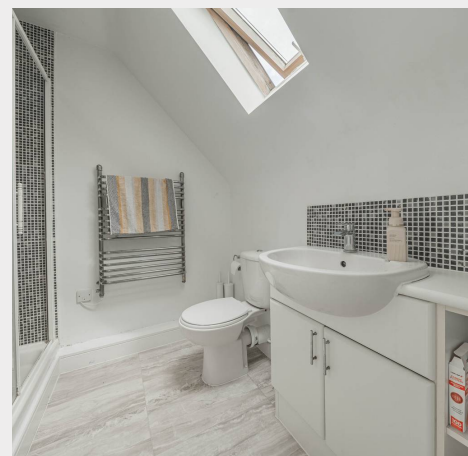


Wellswood is a pleasant cul-de-sac off Colwell Gardens which, in turn, is located off Colwell Road on the town's southern side and is made up of other similar style and aged properties.

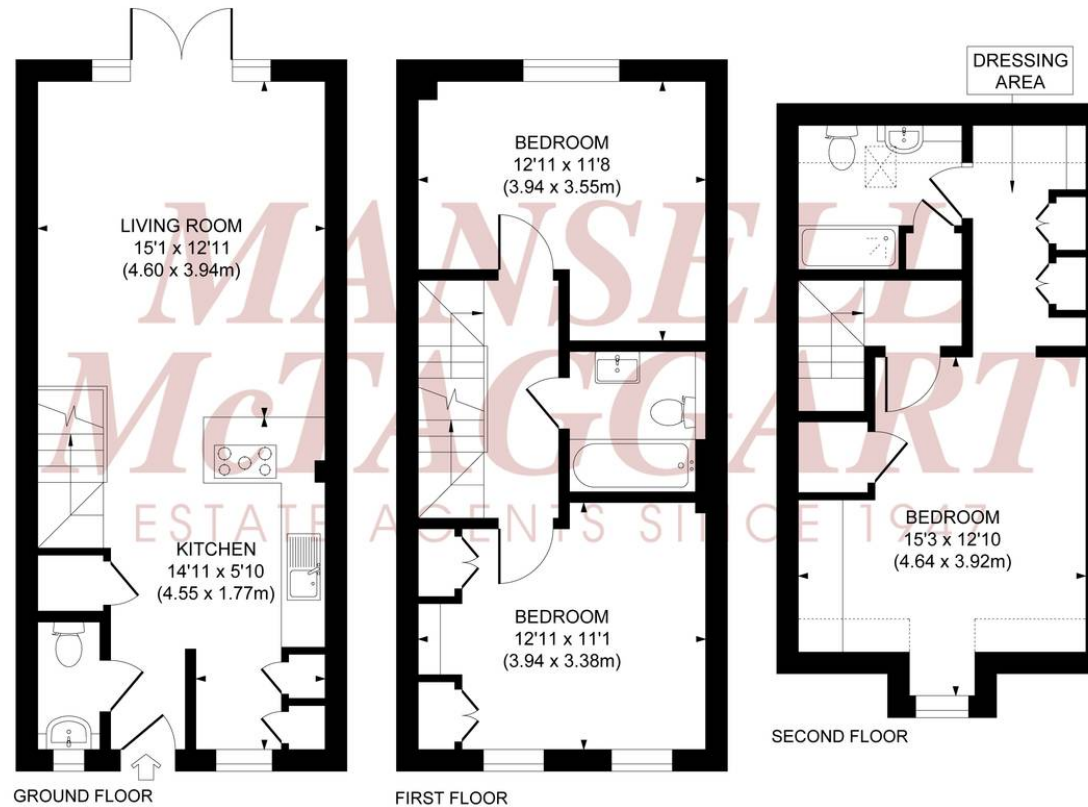
Local facilities include the hospital, local shops, including a Sainsbury's local store and a Co-op store at the petrol services in Franklynn Road. There are several primary schools within walking distance and children from this side of town fall into the catchment area for Oathall Community College with its own farm in neighbouring Lindfield. The town also has a 6th form college and a leisure centre.

The town's main shopping areas of South Road and the Orchards are within a mile where there is an extensive range of shops and stores. The fashionable Broadway is a little further with its range of cafes, bars and restaurants as well as the mainline railway station which offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

By road, access to the major surrounding areas can be gained via the new Haywards Heath A272 relief road and the A/M23, the latter lying approximately 6 miles to the west at Bolney.



Approximate Gross Internal Area
1,088 sq. ft / 101.06 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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