



15 Old House Lane, Haywards Heath, West Sussex RH16 4XF

Guide Price £575,000 – £600,000

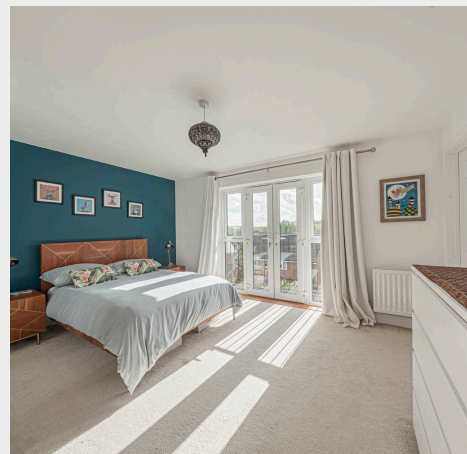


**MANSELL
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A substantial 3 storey, 3/4 bedroom semi-detached house offering highly versatile accommodation (1468 sq ft) occupying a sunny south facing plot at the end of this cul-de-sac on the southern side of town. Offered for sale with no onward chain.

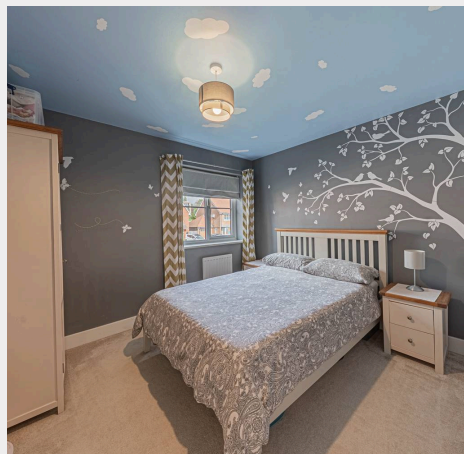
- Spacious 3/4 bedroom house of 1468 sq ft
- 37' x 24' enclosed south facing rear garden
- Quiet position at end of cul-de-sac
- Highly versatile accommodation over 3 floors
- Private driveway – partly converted garage
- Lower Garden level: Fabulous kitchen/living area with bi-fold doors out to garden, Utility, WC
- Ground Floor: hall, study, WC, huge living room with balcony, playroom (converted garage) and garage/store
- First floor: master bedroom with balcony and en-suite shower, 2 further bedrooms & family bathroom
- Plenty of large play areas for children
- Warden Park Secondary School catchment
- HH Station 2.1 miles, Wivelsfield Station 2 miles
- EPC rating: B – Council Tax Band: E
- Private estate charge: Currently £378.08 per year
- Managing agents: HML GROUP

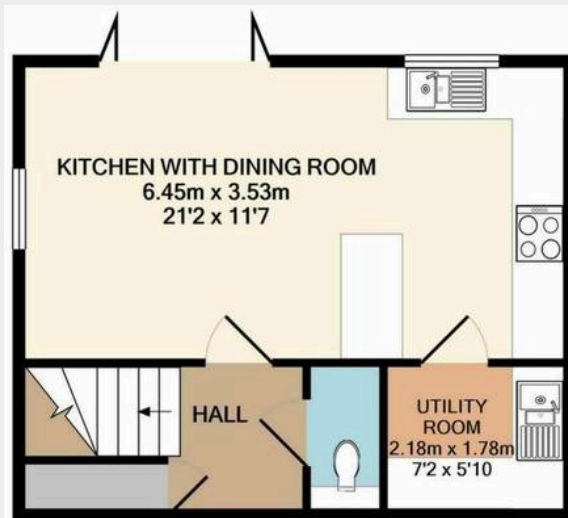


Old House Lane is a cul-de-sac located off Rocky Drive which, in turn, is off Rocky Lane on the town's southern edge. There are several cycleways and pedestrian walkways linking with the town centre, hospital and Bolnore Village with its excellent primary school, woodland and Village Square. Countryside is also close by. Some residents find it easier to use rail services from Wivelsfield station on the northern edge of Burgess Hill which is just 2 miles away as there is good free parking and more chance of getting a seat in the morning rush hour. Haywards Heath station is a similar distance and provides fast commuter services to London. The town centre has an extensive range of shops, restaurants, cafes and bars. There is a leisure centre, numerous sports clubs, golf clubs and several beauty spots including both Ditchling and Chailey Common nature reserves, the Ashdown Forest, the 180 acre Ardingly Reservoir and the South Downs National Park. There are numerous primary and secondary schools locally and some excellent independent schools within the district which all run a school bus service with pick up points locally. By road, access to the major surrounding areas can be swiftly gained via the A272 (Rocky Lane) and the A/M23 which lies approximately 6 miles to the west at Bolney or Warninglid.

Distances (approximate miles on foot/train/car)

Schools: Bolnore Village (1.0) St Wilfrid's (1.5) St Joseph's RC (1.4) Warden Park Primary Academy (1.6) Warden Park Secondary Academy (Cuckfield 2.6) Oathall Community College (Lindfield 1.7) St Paul's Catholic College (Burgess Hill 5) Mainline Station: Haywards Heath (2) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)

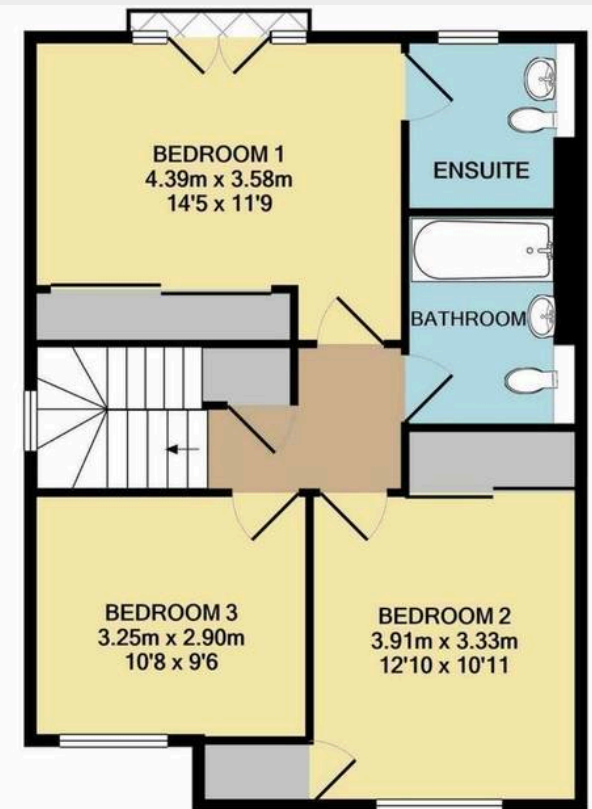




ENTRANCE FLOOR



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 136.4 SQ.M. (1468 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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