



15 Wellswood, Haywards Heath, West Sussex RH16 4FQ

Guide Price £375,000-£400,000



**MANSELL
McTAGGART**
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A 2 double bedroom, 2 bathroom end of terrace house with a south/west facing rear garden enjoying a fantastic position in this quiet cul-de-sac adjoining a large open green on the town's southern edge, close to the hospital and within walking distance of the town centre.

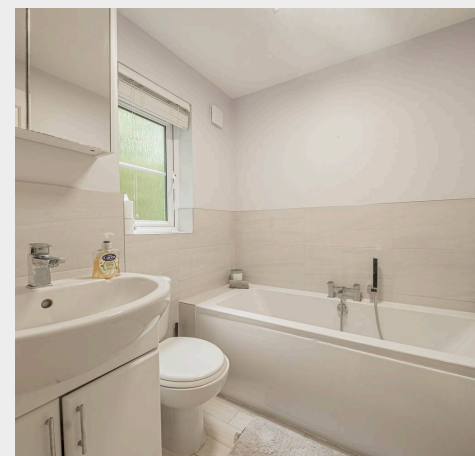
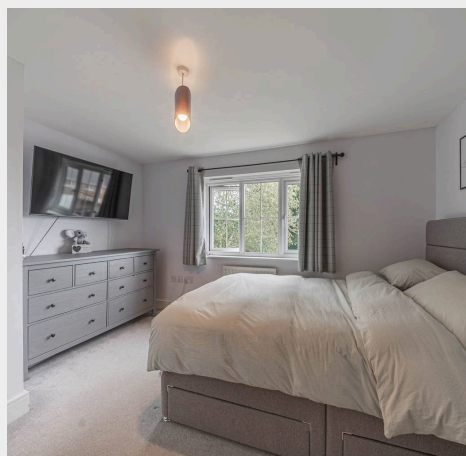
- 2 double bedroom end of terrace house
- Great position overlooking a large green
- Quiet cul-de-sac on southern side of town
- Boiler and bathroom replaced in 2020
- Both bedrooms have an ensuite bath/shower room
- Allocated parking space directly behind (15)
- L-shaped south/west facing rear garden
- 5-10 mins walk to Princess Royal Hospital
- 1.2 mile walk to the railway station
- EPC rating: C - Council Tax Band: D
- Private estate charge: for the 6 month period 01.06.26-30.11.26 = £336.00
- Managing agents: Lambert Smith Hampton Residential - Unit 47, Newhaven Enterprise Centre, Denton Island, Newhaven, East Sussex, BN9 9BA T: 03450345589



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.

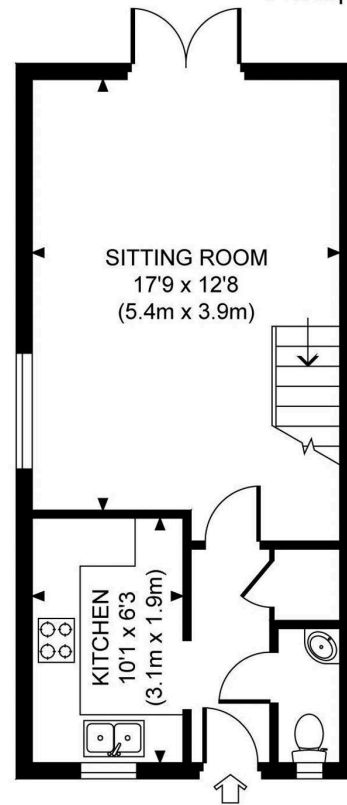
There are several primary schools within walking distance and children from this side of town fall into the catchment area for Oathall Community College with its own farm in neighbouring Lindfield. The town also has a 6th form college and a leisure centre. The town's main shopping areas of South Road 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 Haywards Heath A272 relief road and the A/M23, the latter lying approximately 6.5 miles to the west at Bolney.

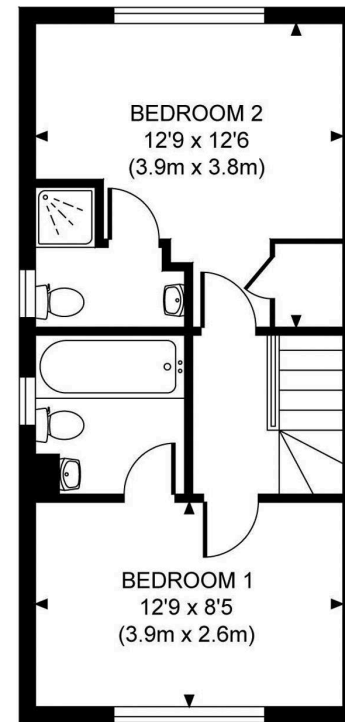




Approximate Gross Internal Area
710 sq ft / 66.0 sq m



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Haywards Heath

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