



3 Knox Road, Haywards Heath, West Sussex RH17 7BJ

Price ... £550,000



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A highly versatile 3 storey, 3/4 bedroom town house presented for sale in very clean and tidy order throughout with a fantastic 51' x 25' south/east facing rear garden situated on this popular new development behind the hospital and close to countryside.

- A very generous (1400 sq ft) end terrace town house
- Versatile accommodation with up to 4 bedrooms
- Ground: entrance hall, cloakroom, study/bed 4, part-converted garage, big sitting room with balcony.
- 1st: master suite, 2 further double bedrooms, family bathroom.
- Lower: amazing kitchen/living area opening onto the garden, utility and cloakroom
- Private driveway and the partly converted garage
- 10 mins walk to hospital
- New primary school to be built in Hurstwood Lane
- Estate charge: £262.28 per year
- Managing agents: Hunters Estates and Property Management, Burgess Hill
T: (01444) 254400
- EPC rating: C - Council Tax Band: E



Knox Road is situated just off the A272 (Rocky Lane East) relief road which runs between the Lewes Road (Birch Hotel) and Wivelsfield Road/Rocky Lane and the property is within a short walk of the hospital and countryside. There are local shops at the Birch Service Station, Franklands Village, a Sainsbury's Local on Wivelsfield Road and a Coop on Franklynn Road.

The town centre is approximately 1.1 miles distant to the North and has an extensive range of shops, stores, restaurants, cafes and bars with the mainline railway station being approximately 2 miles away (by car) which is within close proximity to Waitrose, Sainsbury's and a state of the art leisure centre.

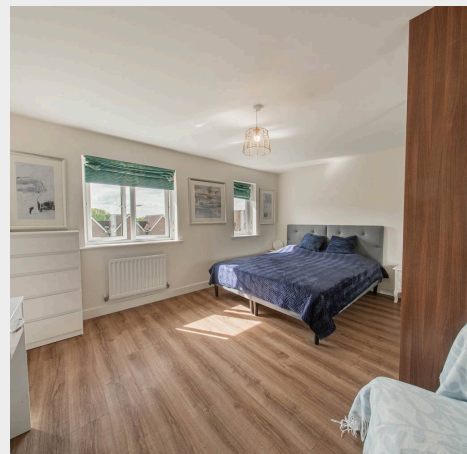
By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6/7 miles to the west at Bolney. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

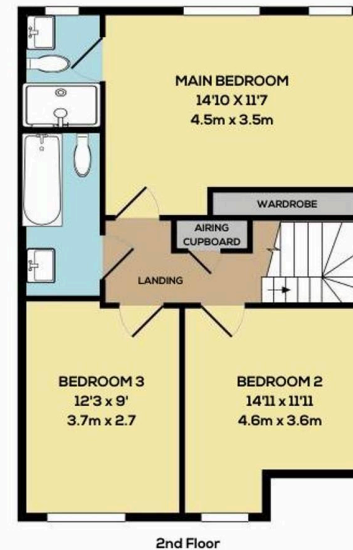
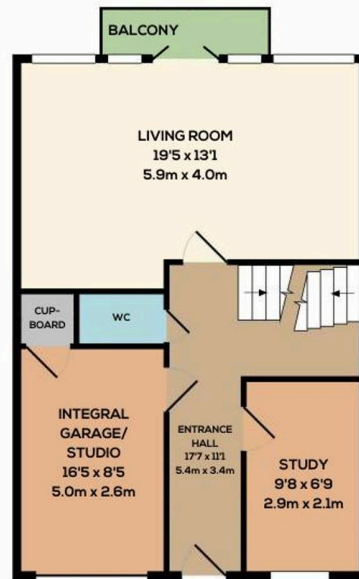
Distances: (approx miles by car)

Primary Schools: (on foot) St Wilfrids Primary (0.6 miles), St Joseph's RC Primary (1.2 miles), Northlands Wood School (0.8miles), Warden Park Primary Academy (1.3 miles). NB. A new primary school is hoped to be built in Hurstwood Lane

Secondary Schools: Oathall Community College (1.5 miles) Warden Park Secondary Academy in Cuckfield (2.5 miles)

Station: 2 miles (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins, Brighton 20 mins, Town Centre: 1.1 mile, Brighton Seafront: 14 miles, Gatwick Airport: 16 miles





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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