



22 Wellswood, Haywards Heath, West Sussex RH16 4FQ
£475,000



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A highly versatile end of terrace 3/4 bedroom, 2/3 reception room and 2 bathroom town house with a garage behind which has been the subject of a major refurbishment programme in the last few years to provide a stunning home located in a quiet cul-de-sac on the southern side of town, near the hospital and within walking distance of the town centre and several schools.

- Beautifully refurbished EOT town house
- Versatile accommodation over three floors
- Could be used with up to 5 bedrooms
- New kitchen, cloakroom, bathroom & en-suite
- New boiler, hot water tank, internal doors
- Immaculate and neutral decor throughout
- Garage and parking for 1-2 cars behind
- Split level rear garden: upper section - 17' x 15'; lower section - 17' x 11' with rear gate
- Ground: Study/bed 5, WC, kitchen/living area
- 1st: Master bedroom suite, lounge/bed 4
- Top: 2 further double bedrooms, bathroom
- 10 min walk to hospital & town centre
- EPC rating: C - Council Tax Band: E
- Private estate charge: for the 6 month period 01.06.26-30.11.26 = £357.83
- Managing agents: Lambert Smith Hampton Residential. Unit 47, Newhaven enterprise Centre, Denton Island, Newhaven, East Sussex, BN9 9BA
- T: 03450345589

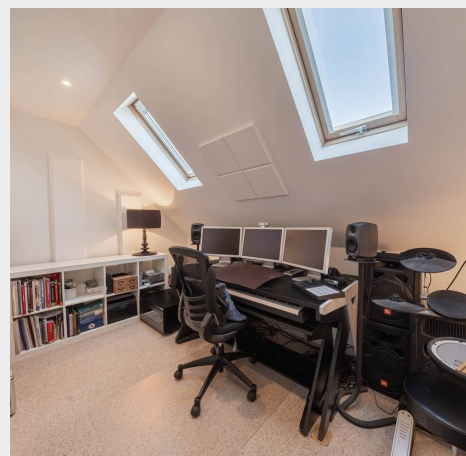


Wellswood is a pleasant cul-de-sac off Colwell Gardens which, in turn, is located off Colwell Road on the town's southern side and is made up of other similar style and aged properties.

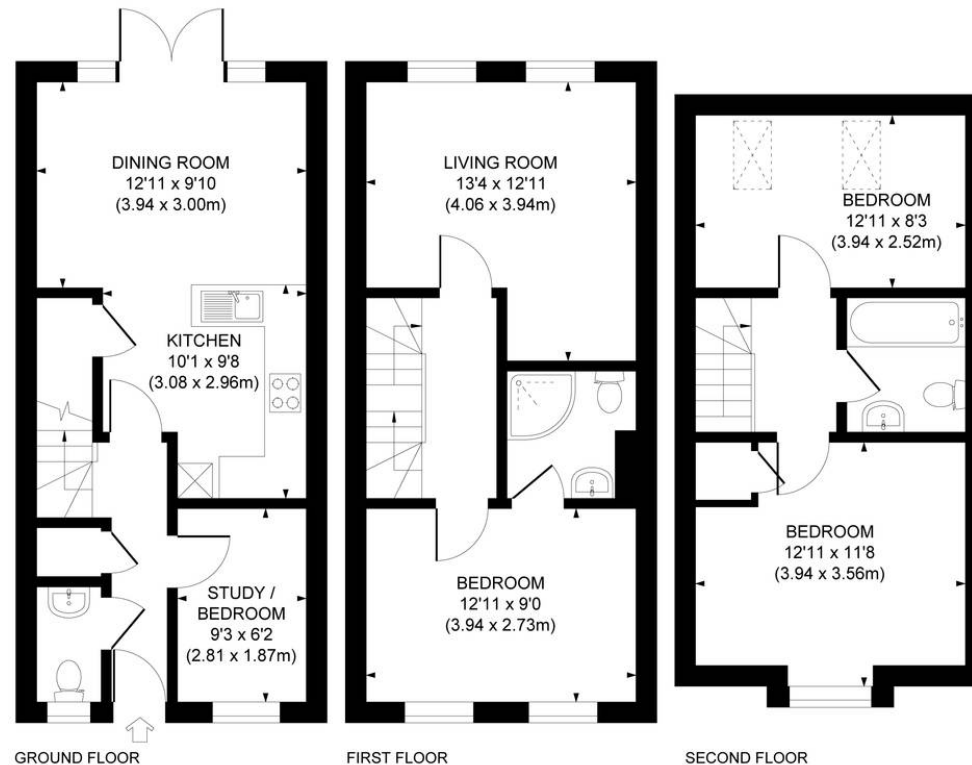
Local facilities include the hospital, local shops, including a Sainsbury's local store and a Co-op store at the petrol services in Franklynn Road. There are several primary schools within walking distance and children from this side of town fall into the catchment area for Oathall Community College 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
1,098 sq. ft / 102.05 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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