

30 Ridgeway, Haywards Heath, West Sussex RH17 7GB

Guide Price £700,000 - £725,000

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A beautifully presented 4 double bedroom, 2 reception room and 2 bathroom detached house occupying one of the best positions on this recently built development on the town's south/eastern edge, close to countryside with a landscaped west facing rear garden, double-width private driveway parking and a double garage which has been partially converted into a gymnasium/studio.

- 4 bedroom detached family home
- Greatly enhanced by the owners
- Immaculate, neutral decor throughout
- Private driveway parking for 4 cars
- Double garage, partly converted into a gym (Front garage measures 20'2" wide x 6'8" deep - Gym/Studio 19'1" x 12'2")
- 33' x 20' widening to 53' (max) T-shaped west facing rear garden
- Enormous family sized kitchen/breakfast room
- Big lounge and separate playroom/study
- Master bedroom with en-suite shower room
- Bed 4 fitted out as a dressing room
- Open space and countryside on the doorstep
- Easy reach of the Princess Royal Hospital
- Chailey & Oathall Secondary School catchment area
- New primary school to be built off Hurstwood Lane in coming years
- Built by Taylor Wimpey in 2018 to their 'Langdale' design
- Private estate charge: Firstport - £522.03
- EPC rating: B - Council Tax Band: F

Ridgeway is a continuation of Greenhill Way which, in turn, is located off Hurstwood Lane on the town's south eastern outskirts. The development adjoins countryside and access onto woodland and Colwell Lane with footpath links to the adjoining villages and countryside. From Hurstwood Lane access can be swiftly gained on foot to the Hospital, Birch Hotel and service station with convenience shop and onto the town centre where there is an extensive range of shops, stores, restaurants, cafés and bars, a state of the art leisure centre and several schools. Whilst still in Haywards Heath, the property is located in East Sussex and Lewes District Council's jurisdiction so has the benefits of being able to access schools in both Haywards Heath and also the highly regarded primary school at Wivelsfield and a small secondary school at Chailey (subject to availability). By road, access to the major surrounding areas can be swiftly gained via the A272 Haywards Heath relief road. On the No. 30 bus route also.

Distances in approximate miles on foot/car/rail

Haywards Heath station 2 on foot - providing fast commuter links to London (London Bridge/Victoria 45 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins) Princess Royal Hospital 0.7, St Wilfrid's Primary School 1, Northlands Wood Primary School 1.2, Oathall Community College 1.6, Wivelsfield Primary School 2.8, Chailey Secondary School 6, St Paul’s Catholic College 5.7, Gatwick Airport 16, Brighton seafront 14









Approximate Gross Internal Area
Main House 1,500 sq. ft / 139.35 sq. m
Outbuilding 388 sq. ft / 36.06 sq. m
Total 1,888 sq. ft / 175.41 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

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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