

4 Bluebird Grove, Haywards Heath, West Sussex RH17 5NF

Guide Price £900,000 - £950,000

MANSELL McTAGGART
Trusted since 1947









An immaculate 5 double bedroom detached house built in 2019 by Redrow Homes to their 'Highgate 5' design, occupying a fantastic location within this highly desirable modern development on the town's northern edge, with a south facing rear garden, open outlook over a copse to the front and benefiting from a double garage and driveway to the side. The property is within a short walk of Harlands primary school and is just a 1 mile walk to the railway station.

- Beautiful detached family home on desirable modern development
- Built in 2019 - immaculate throughout
- Close to Harlands Primary School, the Borde Hill Estate and Blunts Wood
- 40' x 30' south facing rear garden
- Double garage and driveway to the side
- Living room and separate kitchen/lounge area onto garden, utility & WC
- Master bedroom suite with dressing room and bathroom
- 4 further double bedrooms & 2 bathrooms
- Estate Charge: £167.46 paid half yearly
- Managing agents: HML Group

The property forms part of the recently built Redrow Homes ‘Penland Grange’ development on the northern outskirts of Haywards Heath close to glorious countryside including the Borde Hill Estate and within a 5–10 minute walk of Harlands Primary School. The development adjoins Hanlye Lane, the Balcombe Road and Penland Road. Children from this side of town fall into the catchment area for the Warden Park Secondary Academy School in neighbouring Cuckfield and there is 6th form college which is within a 10–15 minutes walk. The leisure centre is also within an easy walk and there are a selection of shops, Sainsbury’s superstore and a Waitrose store adjacent to the railway station. The town centre has a good range of shops, restaurants, cafés and bars in the Broadway and there are numerous social groups and sports clubs. The countryside close by is interspersed with footpaths and bridleways linking with the neighbouring districts and, in particular, Cuckfield Village via the ancient woodland of Blunts Wood. Access to the major surrounding areas, Brighton & Gatwick Airport can be swiftly gained via the Balcombe Road, Hanlye Lane and the A/M23, the latter lying under 5 miles to the west at Warninglid or 7 miles to the north at Maidenbower (junction 10A).

Distances (approx in miles on foot/car/rail)

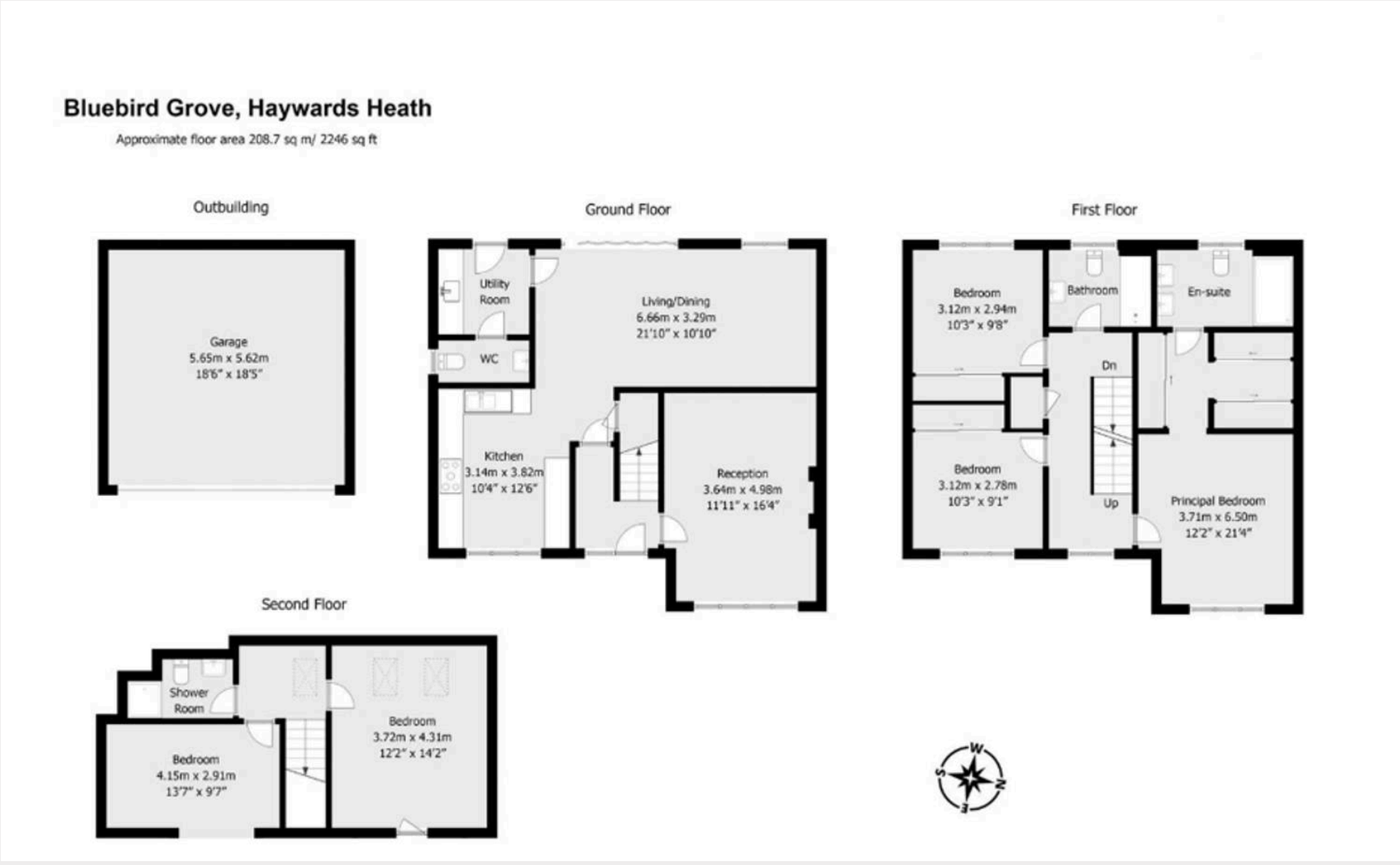
Harlands Primary School 0.4, 6th Form College 0.8, Warden Park Secondary Academy in Cuckfield 1.6, Railway station 1.0 (London Bridge/Victoria 45 mins, Gatwick 15 mins, Brighton 20 mins) The Broadway and town centre 1.4, Cuckfield High Street 1.8, A23 Warninglid 4.75, Maidenbower 7 Gatwick Airport 12











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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.