



17 Woodstock Place, Haywards Heath, West Sussex RH16 3UJ

Guide Price £350,000 – £375,000



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A 2 double bedroom semi-detached house with a 30' x 19' west facing rear garden and allocated parking space in this popular modern development on the Haywards Heath/Lindfield borders, within walking distance of several schools, local shops, the railway station and Lindfield's picturesque Village High Street via the adjoining Scrase Valley nature reserve.

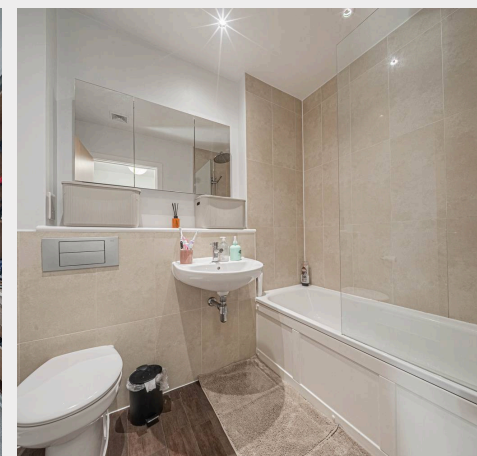
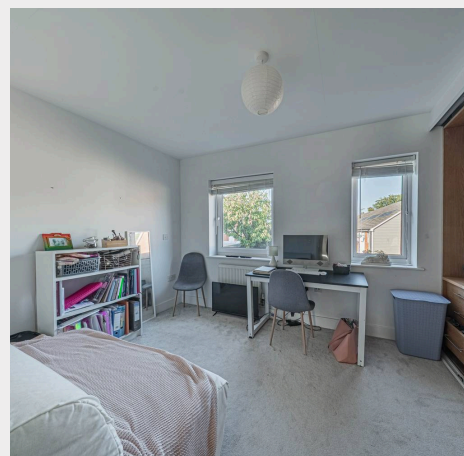
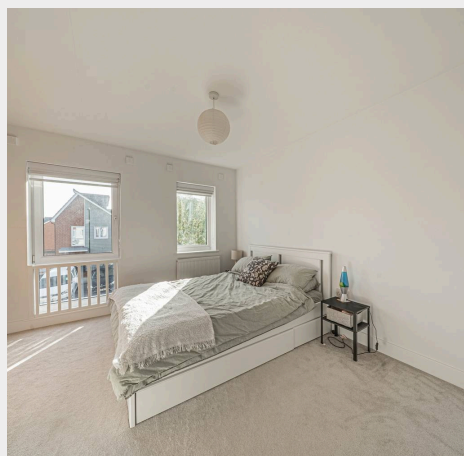
- 2 double bedroom semi-detached house
- Popular development on rejuvenated east side of town
- Easy walk to Lindfield Village via nature reserve
- 1 mile walk to the railway station
- With an easy reach of local shops and schools
- 29' x 19' west facing garden with timber outhouse
- Hall, cloakroom, kitchen with some integrated appliances
- Lounge/dining room with doors out to rear garden
- 2 big bedrooms with quality range fitted wardrobes
- For sale with no onward chain
- EPC rating: B - Council Tax Band: C
- Private estate charge: The property forms part of a privately managed estate for which everyone pays an annual charge for the upkeep of the communal areas and children's play areas - £274.57 per year
- Managing agents: First Port Property Management



Woodstock Place is located off Hanbury Lane and forms part of the east side of town rejuvenation project, ideally placed on the Haywards Heath/Lindfield borders. Haywards Heaths mainline railway station is within a mile and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). A pathway just to the north/east side of the development leads onto the Lindfield Nature Reserve and offers swift pedestrian access through to the High Street and Village Common where there is a traditional range of shops, boutiques, restaurants and cafes. Local facilities include; a parade of shops in nearby America Lane and the greatly improved Warden Park Primary Academy School. Haywards Heath town centre is within a mile and offers an extensive range of shops, stores, restaurants, cafes, bars and leisure centre. A regular bus service runs along Hanbury Lane linking with the town centre, station and neighbouring districts. By road, access to the major surrounding areas can be gained via the B2036, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.

Distances (in miles approx)

Warden Park Junior Academy (0.6) St Wilfrids Primary (0.7) Blackthorns & Lindfield Primary Schools (both 0.6) St Josephs RC Primary (0.7) Warden Park (Secondary) Academy in Cuckfield (2.2) Oathall Community College (closest Secondary School – 0.4) St Paul's RC Secondary College in Burgess Hill (5.0) Railway station 1.0 (via Clair Park A23 Bolney 6 Gatwick airport 16 Brighton seafront 14





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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