52 Wickham Way, Haywards Heath, West Sussex RH16 1UQ

Guide Price **£900,000-£950,000**

MANSELL McTAGGART
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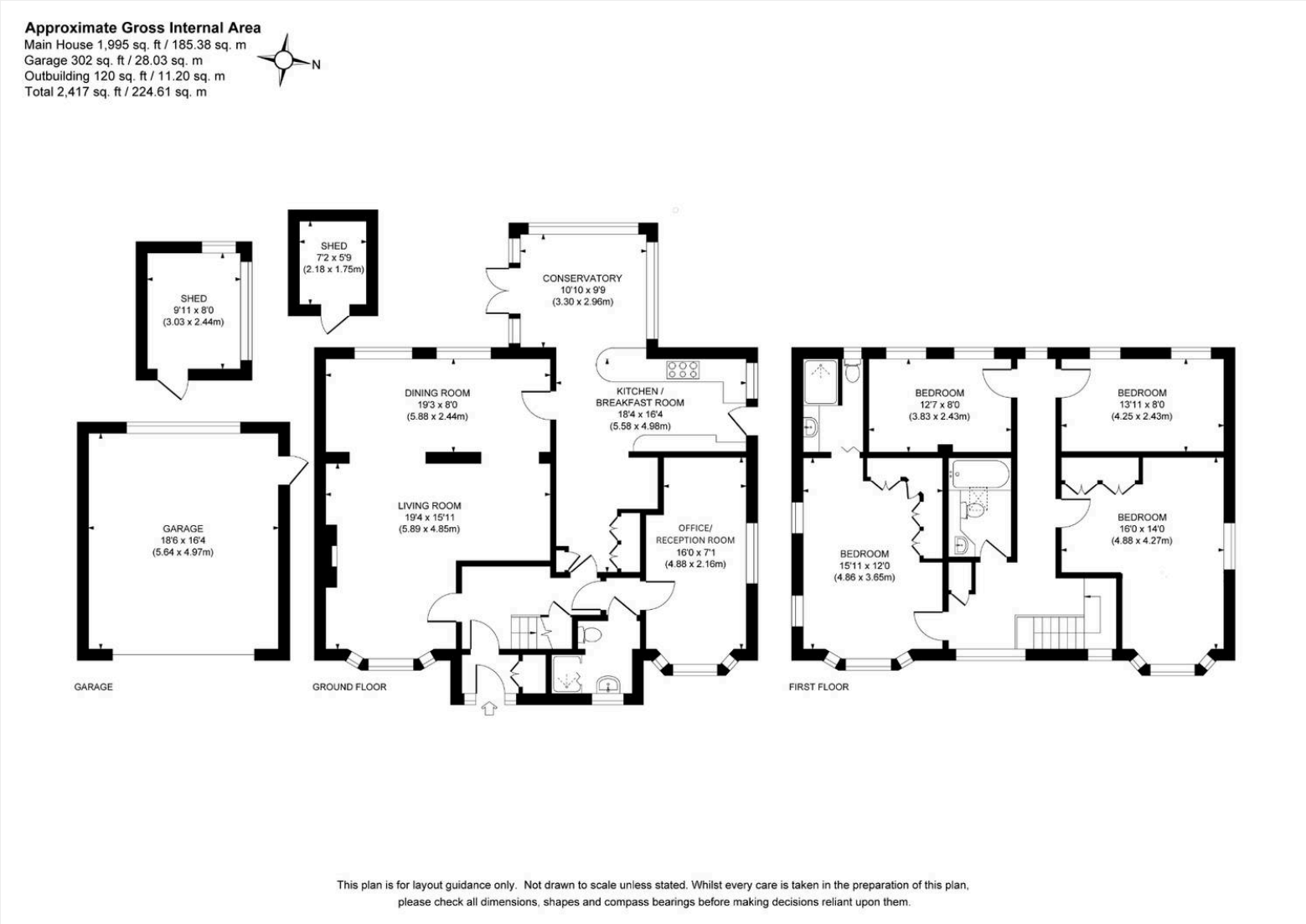
A 4 bedroom detached Turner style house with tremendous potential for some updating and extending STPP, occupying a fabulous west facing plot of almost 0.25 acres in this private road, within a 10 minute walk of the railway station and close to open countryside and great schools.

- Detached family home in prime location
- Occupying one of the biggest plots in the road (0.23 acres)
- Private Road
- 0.5 mile walk to the railway station
- Short walk of countryside and HH Golf Club
- Private carriage driveway & double garage
- 160' x 65' plot with 100' west facing rear garden
- Several possibilities to extend STPP
- 4 double bedrooms and 2 bathrooms
- Living room with fireplace, dining room, playroom
- Kitchen opening into large conservatory
- Easy reach of local and independent schools
- EPC: on order - Council Tax Band: F
- Private road fund: £200 per year

Wickham Way is a private road which runs between College Road and Old Wickham Lane on the north side of town close to countryside and within a 10 minute walk of the railway station. This desirable road is made up of a selection of fine homes and a footpath at the top of the road links with countryside, Haywards Heath Golf Club and a very pleasant walk up through the Borde Hill Estate to Ardingly reservoir. Blackthorns and Harlands Primary School and Oathall Community College with its farm are within walking distance and some children from this side of town go to Warden Park Secondary Academy in neighbouring Cuckfield. There is also a 6th form college in the town. The town centre with its shops and stores is under a mile distant and the town's fashionable Broadway has an array of restaurants, cafes and bars. There are several food outlets by the station, a large Sainsbury's superstore and Waitrose. By road, access to the major surrounding areas can be swiftly gained via the A272, the Balcombe Road and the A/M23 which lies about 6 miles to the west at Bolney or 8 miles to the north at Maidenbower. The town has several large parks and open spaces and the local area has many stunning beauty spots including both Ditchling and Chailey common nature reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

Distances on foot/by rail/car in miles (approx)
Countryside and footpaths 300 yards, Haywards Heath Railway station 0.4 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins),The Broadway 0.8, Harlands Primary School 0.5, Blackthorns Primary School 0.8, Oathall Community College 0.9, A/M23 Bolney 6, Maidenbower 8 (Junction 10A), Gatwick Airport 13, Brighton Seafront 16



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