



6 Sunnywood Drive, Haywards Heath, West Sussex RH16 4PF

Guide Price £700,000

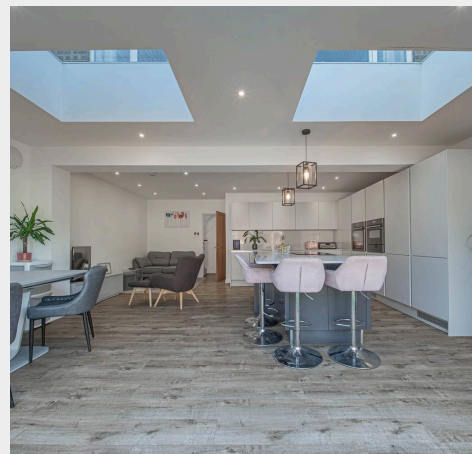


**MANSELL
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A beautifully presented and recently extended and refurbished 4 bedroom detached house in this established part of town, just to the south of Victoria Park and the main town centre, ideally placed within a 0.7 mile walk of the railway station and in easy reach of several schools.

- Recently extended and refurbished family home
- Fabulous family sized kitchen/living area
- Refitted kitchen and bathroom & en-suite
- Master bedroom with en-suite shower room
- Immaculate and neutral decor throughout
- Upgraded electrics and gas boiler
- Fabulous central location behind Victoria Park
- 5 mins walk to Broadway and South Road shops - 0.7 mile walk to the railway station
- Private driveway for 6 cars - double garage
- Ready to move into
- Viewing highly recommended
- EPC rating: C - Council Tax Band: F

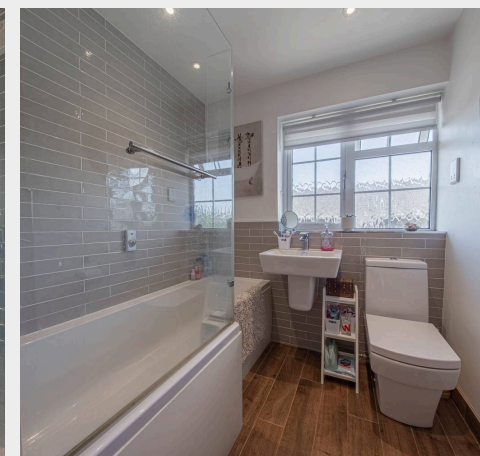
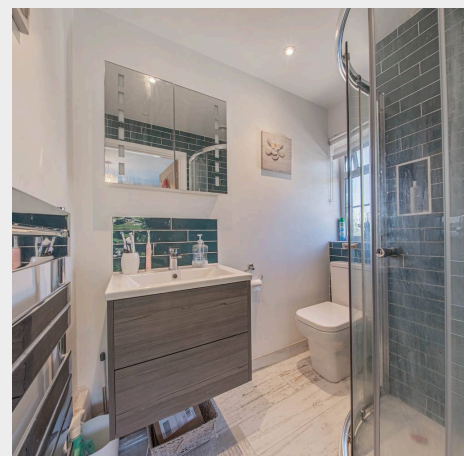


The property is located at the northern end of Sunnywood Drive which is an established residential area on the south side of Victoria Park within a 5 minute walk of the town's main shopping areas of South Road. Victoria Park has large open spaces, play areas, tennis courts, skate park and a cafe. The town has an extensive range of shops and stores whilst the fashionable Broadway has several restaurants, cafes and bars. The railway station is just 0.7 miles on foot and provides fast commuter links to London, Gatwick Airport and Brighton. Schools are well represented throughout the town and the property is within an easy walk of several primary schools including the Warden Park Primary Academy, St Joseph's (RC) and St Wilfrid's (CofE). Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. However, some children go onto Oathall Community College with its farm in neighbouring Lindfield. The local area is well served with some excellent independent schools all of which have a school bus service with pick up points nearby. The town has numerous leisure groups, sports clubs and a state of the art leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies approximately 5.5 miles to the west at Bolney or Warninglid.

Distances (miles on foot/by car or train)

Haywards Heath railway station 0.8 (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), St Joseph's RC Primary 0.6, St Wilfrid's Primary 0.7, Warden Park Primary Academy 0.7, Warden Park Secondary Academy 1.9, Oathall Community College 1.2. A23 Bolney 5.5, Gatwick Airport 13, Brighton Seafront 14

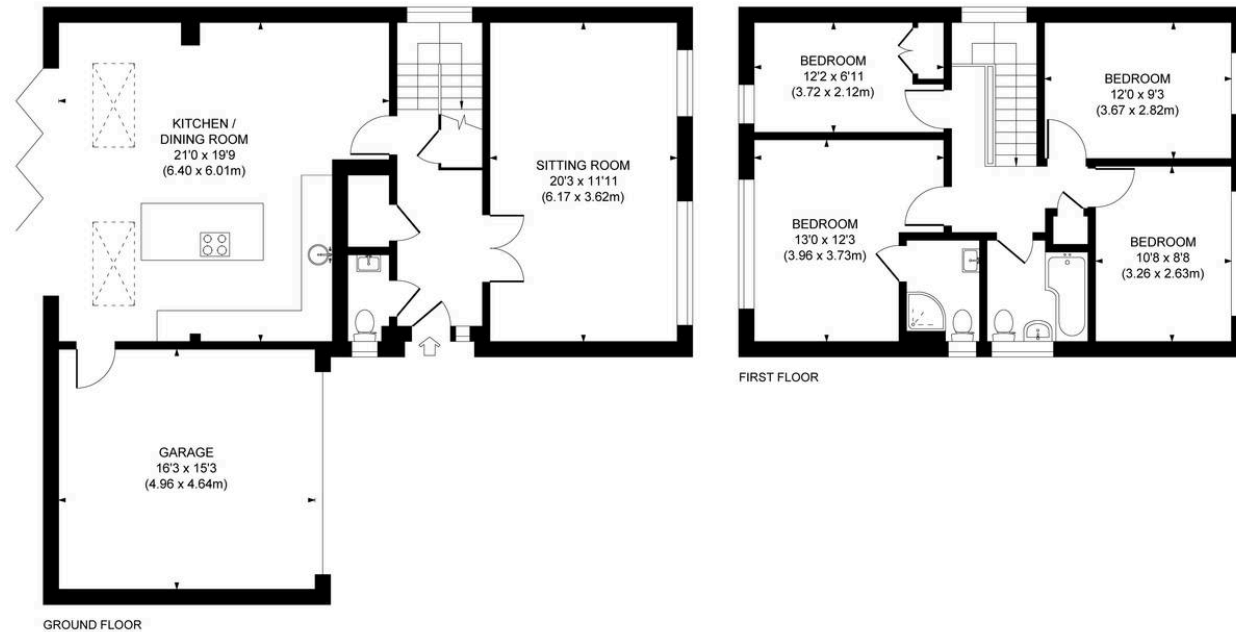


Approximate Gross Internal Area

Main House 1,402 sq. ft / 130.28 sq. m

Garage 248 sq. ft / 23.01 sq. m

Total 1,650 sq. ft / 153.29 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.

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