



10 Funnell Drive, Haywards Heath, West Sussex RH17 7DF

Guide Price £450,000 – £465,000



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A 4 bedroom townhouse with a 32' x 16' south facing rear garden on this popular new development behind the hospital on the town's southern edge and enjoying a cul-de-sac location overlooking a large open green.

- Modern townhouse built in 2016
- Quiet cul-de-sac overlooking a green
- 5/10 minute walk to the Princess Royal Hospital
- Close to St Francis sports club, Bowls club, tennis court and indoor swimming pool
- Kitchen/breakfast room with Integrated appliances
- Sitting room with doors out to the rear garden
- Fabulous top floor master bedroom with dressing area and ensuite shower room
- 2 doubles and 1 single size bedroom/study on 1st floor
- Allocated & visitors parking spaces
- 32' x 16' South facing rear garden
- Estate charge: £125.31 paid twice a year
- Managing agents: Hunters Group, Burgess Hill t: (01444) 254400
- EPC rating: B - Council Tax Band: D



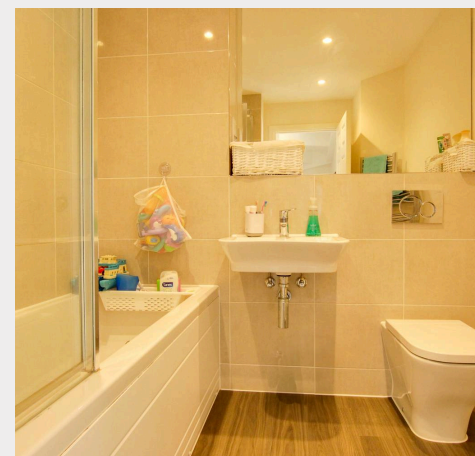
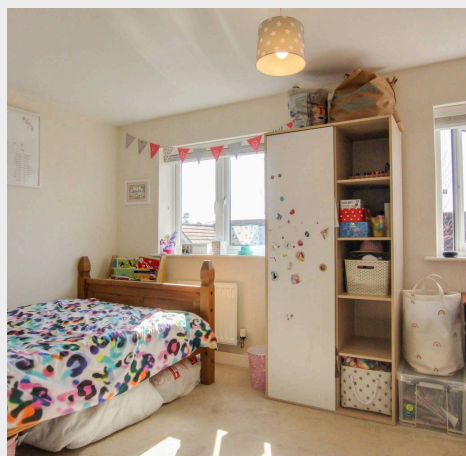


Funnell Drive is a cul-de-sac located off Robertson Drive just off the A272 relief road (Rocky Lane East) which runs between the Lewes Road and Wivelsfield Road to the south of Princess Royal Hospital. The property is within a short walk of the hospital and countryside. The town is approximately 1 mile distant and has an extensive range of shops, stores, restaurants, cafes and bars with the mainline railway station being approximately 1.9 miles by car (1.5 miles on foot) which is adjacent to Waitrose and close to Sainsbury's Superstore, 6th form college and the leisure centre.

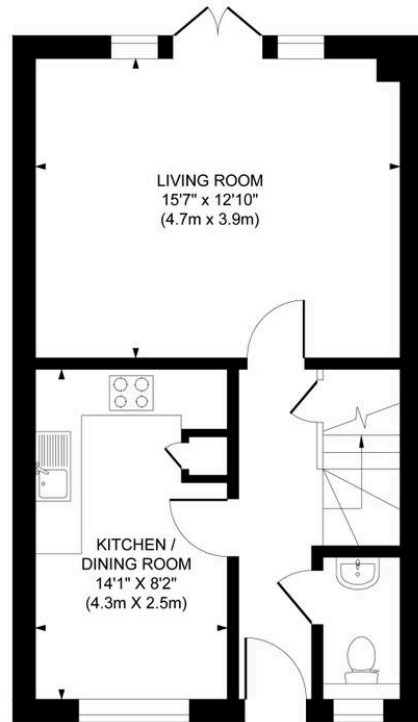
By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6 miles to the west at Bolney. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

### **Distances (approximate miles)**

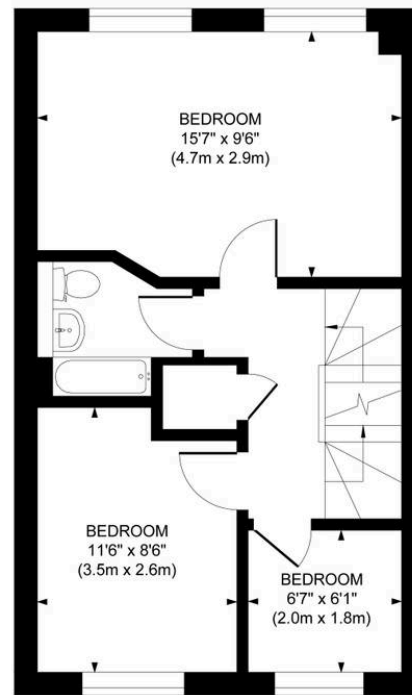
Schools: St Wilfrid's Primary (1.2), St Joseph's RC Primary (1.4), Northlands Wood (0.8), Warden Park Primary Academy (1.2), Oathall Community College (1.5) and Warden Park Secondary Academy in Cuckfield (2.8) Railway Station: Haywards Heath (1.5) providing fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Town centre (1.0), Brighton seafront (14.8) and Gatwick Airport (15.6)



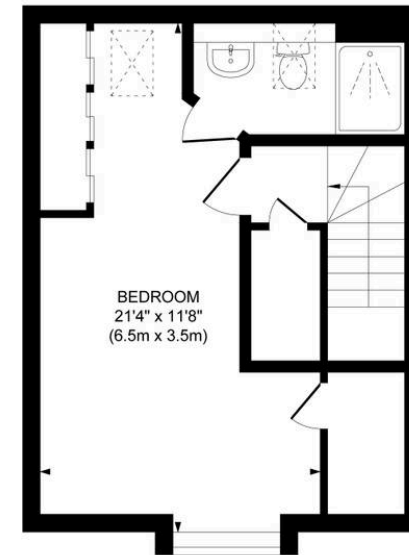
Approximate Gross Internal Area  
1186 sq. ft / 110.15 sq. m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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