



79 Pasture Hill Road, Haywards Heath, West Sussex RH16 1LY

Guide Price £400,000



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A 3 bedroom terraced house tucked away in a cul-de-sac just 200 yards from the leisure centre and a 5–10 mins walk from the railway station, presented for sale in very clean and tidy order with modern kitchen and bathroom fittings, off-road parking and a small enclosed rear garden.

- 3 bed house in prime cul-de-sac location
- 0.4 mile walk to the railway station
- 22' x 18' predominantly west facing rear garden
- Private driveway parking – could be extended
- Clean and tidy decor throughout  
Bathroom and kitchen re-fitted in recent years
- Harlands & Warden Park Secondary school catchment area
- 10 mins walk to Blunts Wood nature reserve
- Walking distance of all town facilities
- For sale with no onward chain
- EPC rating: C – Council Tax Band: C



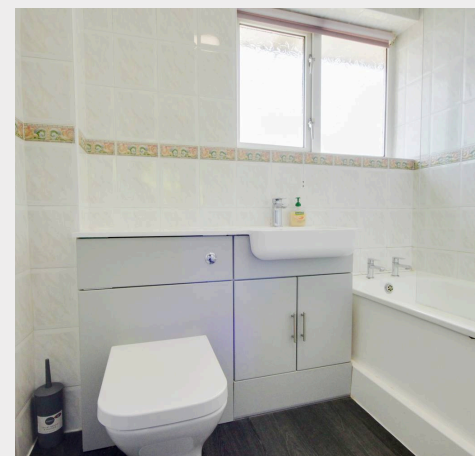


Pasture Hill Road is located off Harlands Road next to the Dolphin Leisure Centre and close to the 6th form college on the town's north/western side. The property is ideally placed within 0.4 miles of the railway station and is also close to a selection of shops in Commercial Square, the large Sainsbury's Store and Waitrose. This side of town is particularly popular with commuters and families and is ideally placed within a short walk of Harlands Primary School and children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield which can be accessed on foot via Blunts Wood.

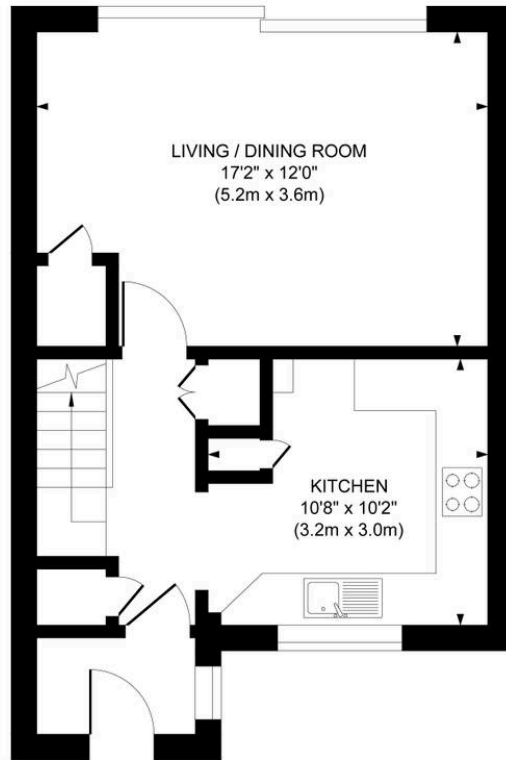
The town centre is within a mile where there is an extensive range of shops, stores, restaurants, cafes and bars. The neighbouring leisure centre has a swimming pool, state of the art gym and indoor sports courts.

**Distances: (approx in miles on foot)**

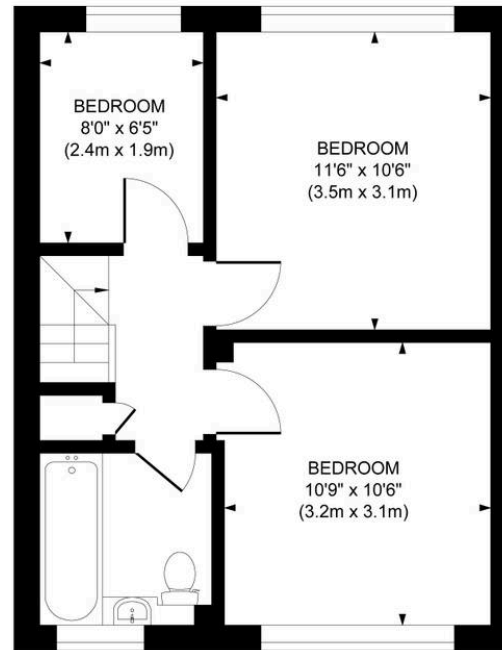
Railway station 0.4 - providing fast commuter links to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). Harlands Primary School 0.6, Warden Park Secondary Academy School 1.4, Gatwick Airport 14, Brighton Seafront 14, A23 Bolney/Warninglid 5.5/6



Approximate Gross Internal Area  
802 sq. ft / 74.54 sq. m



GROUND FLOOR



FIRST 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.

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