



25 Knight Close, Haywards Heath, West Sussex RH16 4ZF

Guide Price £525,000



**MANSELL
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A very spacious 3 bedroom semi-detached town house with a long driveway and garage alongside and a 23' x 17' south/east facing courtyard style garden situated on this popular development at the top of Lucastes Road on the town's desirable western side adjoining the Paige's Meadow nature reserve and within an easy walk of the town centre, railway station and several excellent schools.

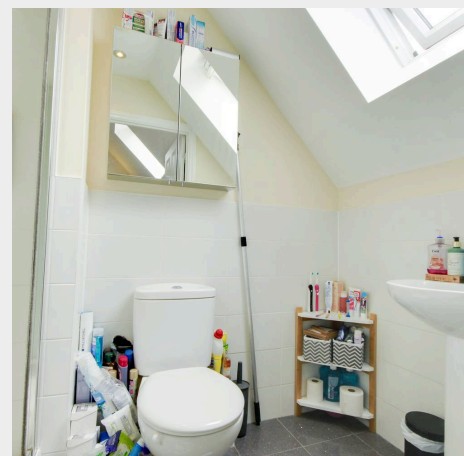
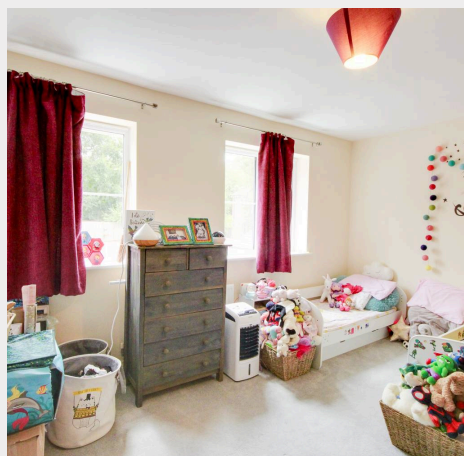
- very spacious (2000 ft.²) semi-detached town house
- Highly desirable Lucastes area on west side - 15 mins walk to station and town centre
- Adjoining the Paige's Meadow/Blunts Wood Nature reserve
- Harlands Primary & Warden Park Secondary Academy school catchment
- Spacious hall, cloakroom and equipped kitchen
- Enormous living room/conservatory with air-conditioning unit
- 2 generous 1st floor bedrooms and bathroom - Spacious top floor master suite
- Driveway, garage, fully enclosed garden
- Estate charge: £500 per year
- Managing agents. First Port Property Services. T : 0333 321 4080 E: help@firstport.co.uk
- EPC rating: B - Council Tax Band: E



Knight Close is a relatively new development off the western end of Lucastes Road on the town's desirable west side close to the Paige's Meadow and Blunts Wood Nature Reserve providing wonderful open walking. An alleyway close by gives easy pedestrian access through to Butlers Green Road making a walk through to the town centre and Warden Park Academy School in neighbouring Cuckfield much quicker. The railway station is also within a 10/15 minute walk offering fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (20 mins). Adjoining the station there is a large Waitrose store and Sainsbury's superstore is even closer to the property, just before the station. Children from this side of town generally fall into the catchment area for Harlands Primary School in Penland Road. The town centre has an extensive range of shops, stores, restaurants, cafes and bars. The Dolphin Leisure Centre and Haywards Heath 6th Form College are both within a 10/15 minute walk. By road access to the major surrounding areas can be swiftly gained via the A272 and A/M23, the latter lying about 5 miles to the west at Bolney or Warninglid.

Distances. (approx in miles)

Harlands Primary School 1.0, Warden Park Secondary Academy School 1.5 (on foot), Railway station 0.7 miles, Town centre 0.7, A23 Bolney 5.5, Gatwick Airport 14 Central London 40





Ground Floor

Kitchen/Breakfast Area (max.)
3.43m x 3.03m 11'3" x 10'0"

Living Room/Dining Area
6.30m x 4.79m 20'8" x 15'9"



First Floor

Bedroom 2
4.79m x 3.37m 15'9" x 11'1"

Bedroom 3
2.90m x 2.56m 9'6" x 8'5"



Second Floor

Bedroom 1 (max. exc. dormer)
6.20m x 3.66m 20'4" x 12'0"

Total Floor Area 123.0sq. m 1331sq. ft

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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