



4 The Pines, Haywards Heath, West Sussex RH16 3TX

Guide Price £325,000-£350,000

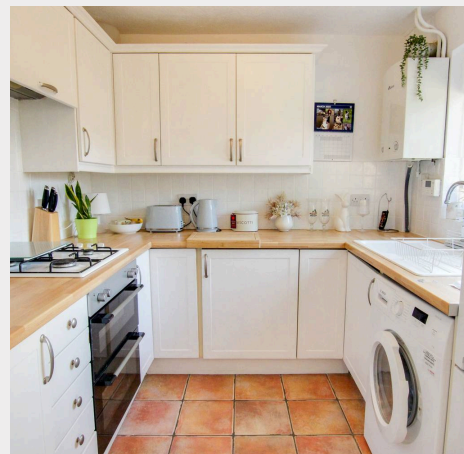


**MANSELL
McTAGGART**
Trusted since 1947



A 3 bedroom end of terrace house with a 29' x 15' rear garden & 2 allocated parking spaces quietly tucked away in a cul-de-sac within the popular Northlands Wood area close to an excellent primary school, the hospital and local shops. The present owner bought the property from Mansell McTaggart in 2021 and has cared well for the property, which is presented for sale in clean, tidy and neutral decorative order throughout.

- 3 bedroom house close to Northlands Wood Primary School on the town's south eastern side
- Quiet position within a cul-de-sac
- Well presented throughout
- 5 mins walk to Tesco Express, pharmacy and medical centre
- 10-15 minutes' walk to Lindfield's picturesque village High Street
- 10-15 minutes' walk to the Princess Royal Hospital
- Useful area of front garden measuring 30' x 19'
- 29' x 15' rear garden with AstroTurf
- 2 allocated parking spaces
- uPVC double glazed windows and doors
- Modern kitchen and white bathroom suite
- Close to open countryside and the Snowdrop Inn pub/restaurant
- EPC: C - Council Tax Band: C



The Pines is a short cul-de-sac close to a large open green which runs off Cedar Way which, in turn, runs off Beech Hill on the town's south eastern edge. The Northlands Wood area is particularly popular with families and those working at the Princess Royal Hospital 0.5 miles distant) and local facilities include a Tesco Express, pharmacy and medical centre. A regular bus service runs close by linking with the town centre, the railway station and the neighbouring districts. The town is about 1 mile distant where there is an extensive range of shops, stores, restaurants, cafes and bars.

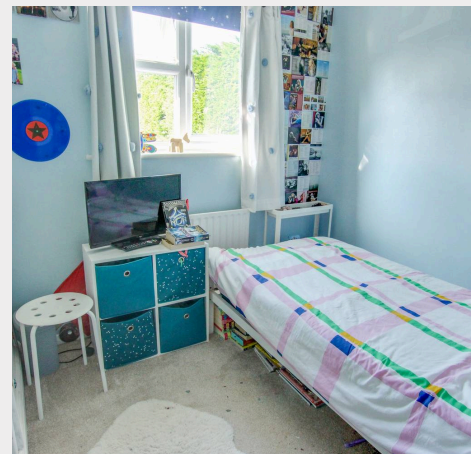
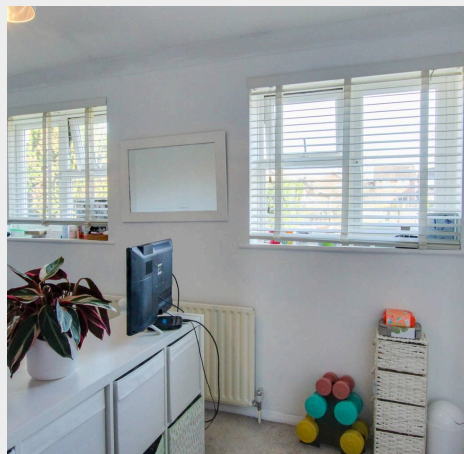
Northlands Wood Primary School is within a 5 minute walk and children from this side of town go onto Oathall Community College in neighbouring Lindfield.

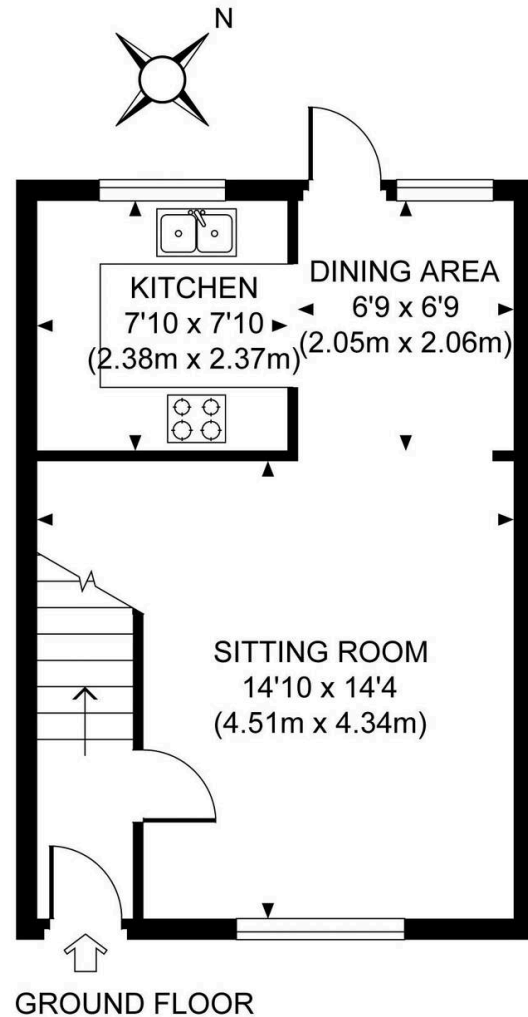
The railway station is approximately 1.75 miles and provides fast commuter links to London, Gatwick and the south coast. The town also has a 6th form college and a leisure centre.

Access by road to the major surrounding areas can be gained via the new A272 town relief road and the A/M23 which lies approximately 6-7 miles to the west at Bolney.

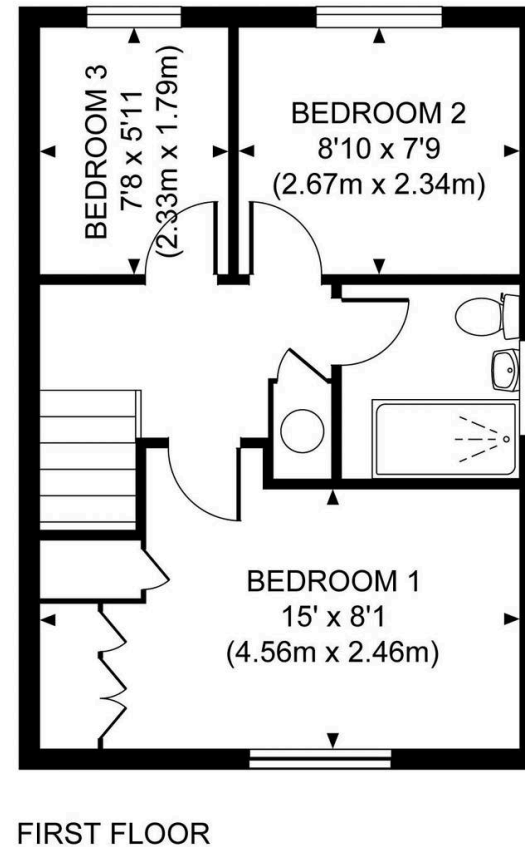
Distances in approximate miles-

Schools: Northlands Wood Primary (0.15), Oathall Community College (1.0), Railway Station: Haywards Heath (1.75) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approximate Gross Internal Area
670 sq ft / 62.2 sq m



Mansell McTaggart Haywards Heath

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