



10 Hillside Walk, Haywards Heath, West Sussex RH16 1NF

Guide Price £850,000 – £875,000

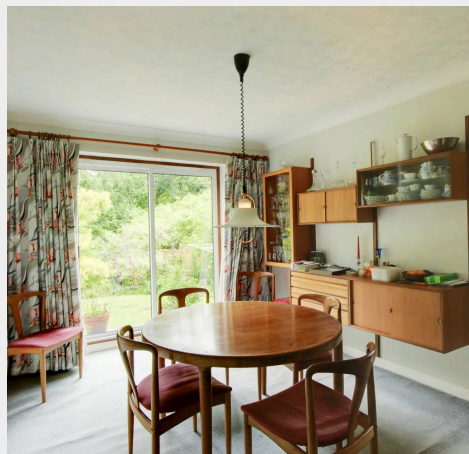


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One of these very attractive 4 bedroom detached 1970s houses requiring general updating and occupying a good position within a cul-de-sac in the popular Blunts Wood area on the town's desirable western side close to the ancient woodland and within walking distance of good schools and the railway station and Cuckfield Village.

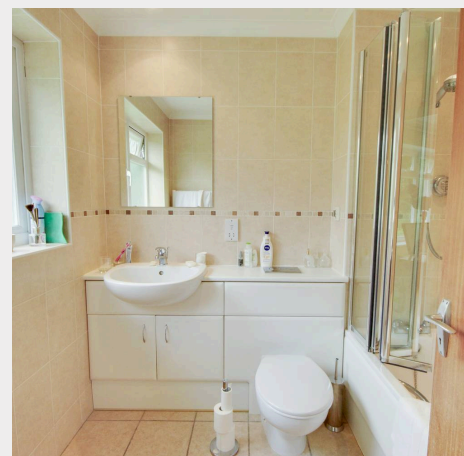
- A detached family home in a prime west side location
- Owned by same family since 1975
- Quiet cul-de-sac setting with plenty of parking
- Very well cared for but modernisation required
- Entrance hall, cloakroom, lounge, dining room, study & kitchen
- Master bedroom with en-suite bathroom
- 3 further bedrooms and bathroom
- Great potential for extending STPP
- Easy walk to Harlands Primary & Warden Park Secondary Academy schools
- 0.8 mile walk to the railway station
- EPC rating: TBC - Council Tax Band: G



The property is ideally placed close to Blunts Wood with its protected woodland linking through to Cuckfield. Within a short walk there is Harlands Primary School and the 6th form college. Children from this side of town fall into the catchment area for Warden Park Secondary School in neighbouring Cuckfield. The area is well served by some excellent independent schools including Great Walstead, Ardingly College, Cumnor House and Burgess Hill Girls. Haywards Heath railway station is 0.8 miles distant and offers a fast commuter service to London. There are numerous shops and food outlets by the station including Waitrose and the Sainsbury's Superstore. The town centre (approximately 1¼ miles distant) provides an extensive range of shops, stores, restaurants, cafes and bars. There are numerous beauty spots within close proximity including Blunts Wood, Ditchling & Chailey Common Nature Reserves and South Downs National Park. The town has a good selection of leisure groups, sports clubs and a state of the art leisure centre which is located off Harlands Road. By road, access to the major surrounding areas can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warminglid.

Distances (approx. in miles on foot/car/train)

Harlands Primary School (0.7) Warden Park Secondary Academy (1.25) Leisure Centre (0.6) Railway station (0.8) providing fast commuter links to Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins) The Broadway (1.2) Gatwick Airport (13) Brighton Seafront (15)

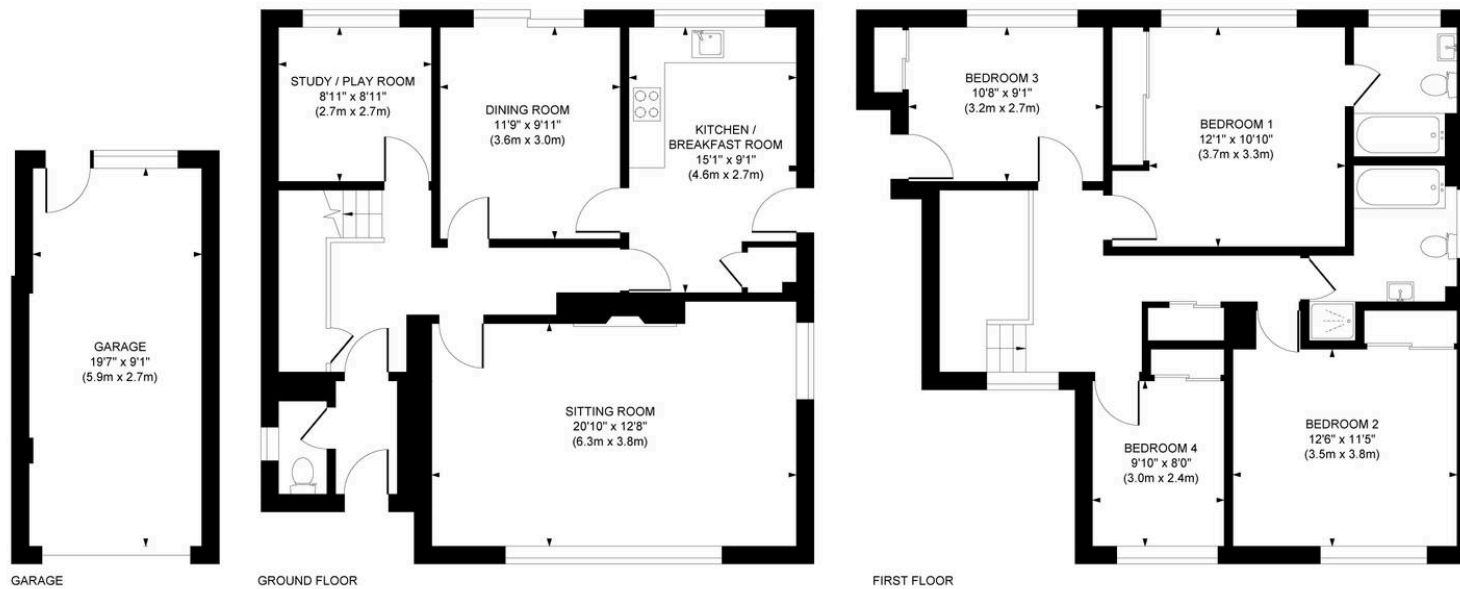


Approximate Gross Internal Area

Main House 1566 sq. ft / 145.45 sq. m

Garage 199 sq. ft / 18.46 sq. m

Total 1765 sq. ft / 163.91 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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