



Mulberry Cottage, Colwell Road, Haywards Heath, RH16 4HB

Guide Price £600,000

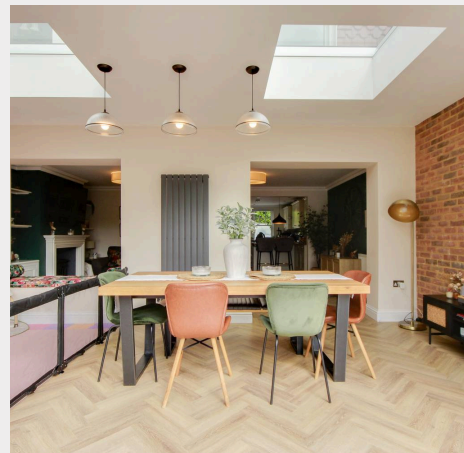
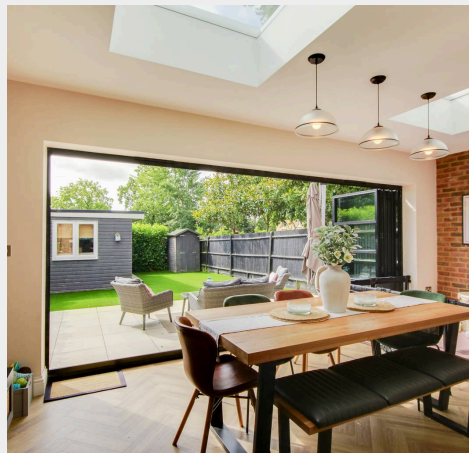


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A beautifully presented, recently extended and considerably upgraded modern character home in an established residential area near the hospital with a south facing rear garden, home studio building and plenty of driveway parking that really has to be viewed internally to be fully appreciated.

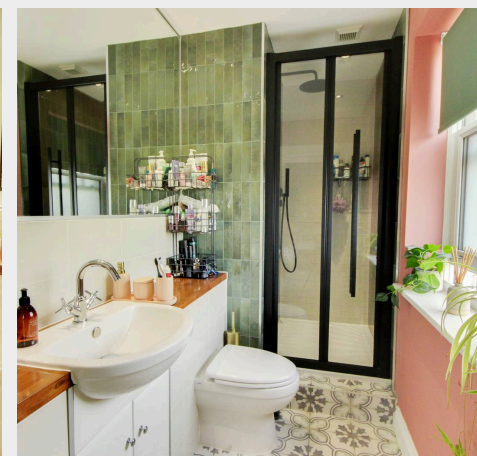
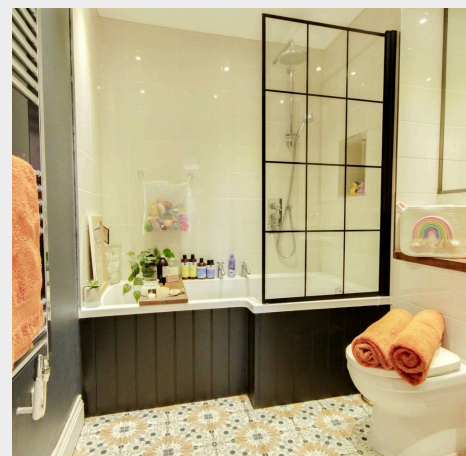
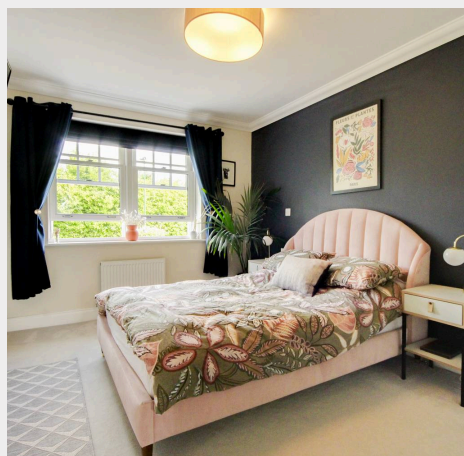
- An absolutely fantastic modern character home built in 2015
- The owners bought in 2021 & extended in 2023
- Fabulous open-plan living room with bi-fold doors
- Beautiful kitchen fitted by Hamilton Stone Design
- Master bedroom with en-suite shower room
- 2 further double beds – family bathroom
- Private driveway for 3–4 cars
- 46' x 26' south facing garden
- Home studio building
- Established and leafy road near hospital
- Short walk to town & St Wilfrid's primary school
- EPC rating: C – Council Tax Band: D



Colwell Road is situated on the town's southern side close to the Princess Royal Hospital (400 yards). Other nearby facilities include a Sainsbury's local store which can be swiftly accessed on foot via St Francis Close or the Co-op/petrol station accessed via Colwell Close. There is a privately run 18 m indoor swimming pool behind Southdowns Park. A regular bus service runs along Colwell Road linking with the town centre and neighbouring districts. Schools are well presented in the town. Open countryside is close by and the town has numerous large parks and open spaces whilst the surrounding area has many beauty spots including both Ditchling and Chailey common nature reserves, the 180 Ardingly reservoir, Ashdown Forest and the South Downs National Park. The town centre is under a mile on foot where there is an extensive range of shops and stores whilst the fashionable Broadway is a little further on with its many restaurants, cafes and bars. The railway station is 1.5 miles distant and provides fast commuter links to London, Gatwick Airport and Brighton. By road, access to the major surrounding areas can be swiftly gained via the town's new A272 relief road and the A/M23 which lies about 6 miles to the west at Bolney.

Distances (approx in miles on foot/by car or train):

Town centre 0.8, The Broadway 1, Railway station 1.25 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins) Primary schools: St Wilfrids 0.5, Northlands Wood 0.8, St Joseph's R.C 0.8 Secondary Schools: Oathall Community College 1.6, Warden Park Secondary Academy 2.3, A23 at Bolney 6, Gatwick Airport 15, Brighton Seafront 14



Approximate Gross Internal Area
 Main House 1200 sq. ft / 111.52 sq. m
 Outbuildings 188 sq. ft / 17.49 sq. m
 Total 1388 sq. ft / 129.01 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.

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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