



4 Little Bentswood, Haywards Heath, West Sussex RH16 3HE

Guide Price £325,000 – £350,000



**MANSELL
McTAGGART**
Trusted since 1947



A 3 bedroom semi-detached house dating from the 1930s which has been lived in by the same family for 60 years and has been very well cared for but would now benefit from general updating and offering tremendous potential for an extension and/or a loft conversion if required, situated on the rejuvenated eastern side of town within an easy walk into the village of Lindfield via the Scrase Valley nature reserve and within a short walk of good local schools and only an 0.8 mile walk to the railway station.

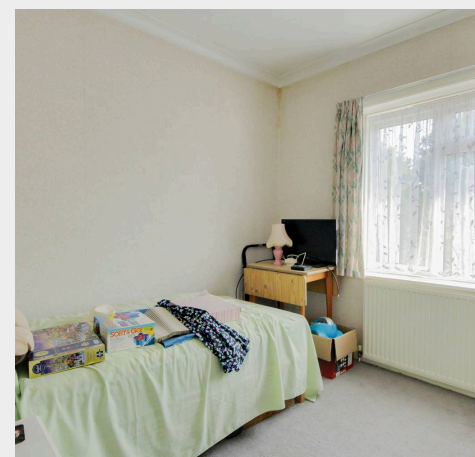
- 3 bed home on eastern side of town
- For sale with no onward chain
- Occupied by the same family for 60 years
- Potential for updating and/or extending STPP
- Front garden and private driveway parking
- 48' x 28' rear garden with useful outhouses
- Downstairs cloakroom and bathroom
- Potential to create an upstairs bathroom
- Easy walk to local shops, schools and Lindfield
- 0.8 mile walk to the railway station
- EPC: D - Council Tax Band: C



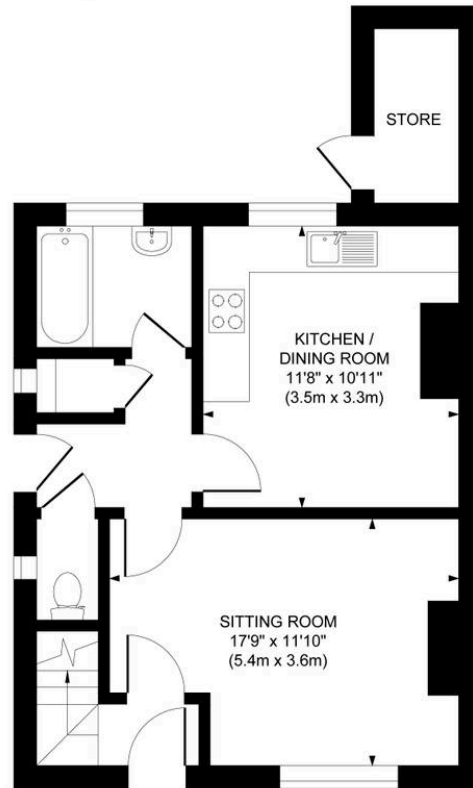
Situated within walking distance of the town centre with its wide array of shops and restaurants and within the catchment area of several well regarded primary and secondary schools.

Haywards Heath mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town also offers a Waitrose and Sainsbury's superstore, a modern leisure complex and several parks.

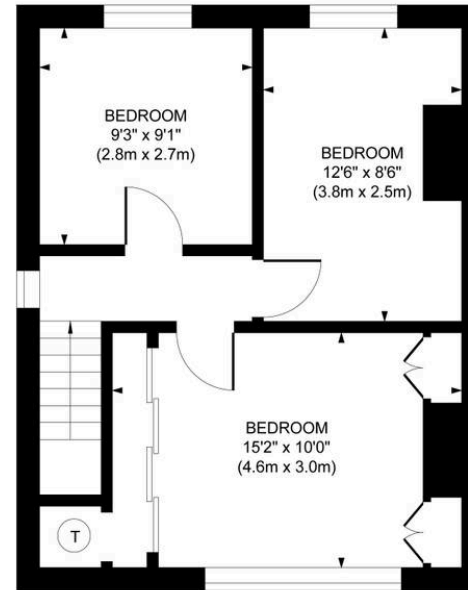
The A23 is just over 5 miles to the west providing a direct route to the M23/M25 network. Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the south coast is just under 15 miles to the south, whilst the stunning South Downs National Park is also within an easy drive offering countryside walks.



Approximate Gross Internal Area
863 sq. ft / 80.15 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.

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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.