



7 Lowfield Road, Haywards Heath, West Sussex RH16 4DW

Guide Price £400,000-£425,000 ... Freehold



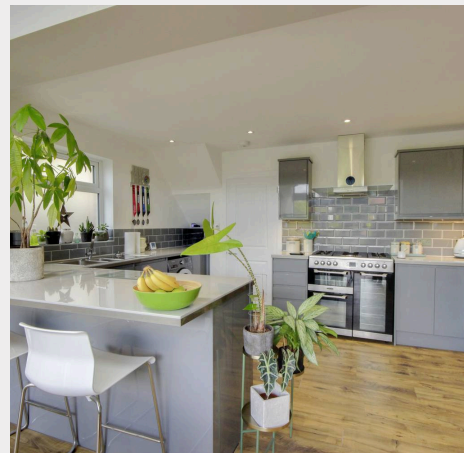
**MANSELL  
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An absolutely stunning 2 bedroom semi-detached house which has been the subject of almost complete refurbishment and enlargement by the owner in recent years to create a beautiful home with an extended kitchen/living area with vaulted ceiling, glass gable and bi-folding doors out to a 75' rear garden, situated in a quiet cul-de-sac on the southern edge of town close to the hospital, St Wilfrid's primary school, town centre and within a 1.2 mile walk of the railway station.

Tenure: Freehold

- Outstanding home in quiet cul-de-sac
- The subject of numerous improvements & extensions
- Fantastic kitchen/living room with vaulted ceiling & bi-folding doors to garden
- Ultra modern kitchen with some appliances & underfloor heating
- Separate lounge with fireplace and wood burner
- 2 good bedrooms and refitted shower room
- Tremendous potential for loft conversion STPP
- Easy walk to hospital, town & St Wilfrid's primary school
- 75' x 19' rear garden with timber shed
- Private resin driveway for 2 cars
- 1.2 mile walk to railway station
- EPC rating: C - Council Tax Band: C



The property is located in a cul-de-sac in this established part of town just to the south/east of the town centre between the main shopping areas and the hospital, with a regular bus service running from Franklyn Road linking the station and neighbouring districts. Local facilities include a Coop store and late night petrol station and within a 5/10 minute walk you have the main shopping areas of South Road, the Princess Royal Hospital, Birch Hotel and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.3 miles). The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs and a state of the art leisure centre. The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and there is a Sainsbury's Superstore just a little further on under the railway bridge.

By road, access to the major surrounding areas can be gained via the B 2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

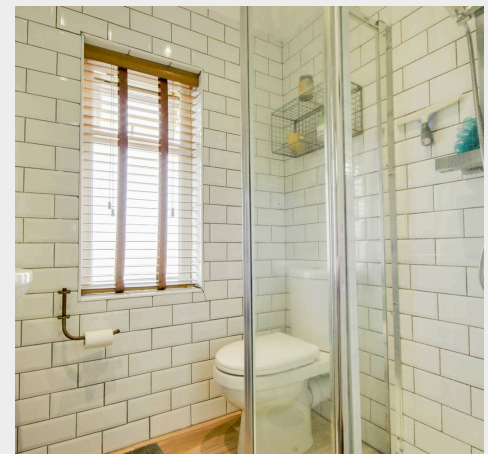
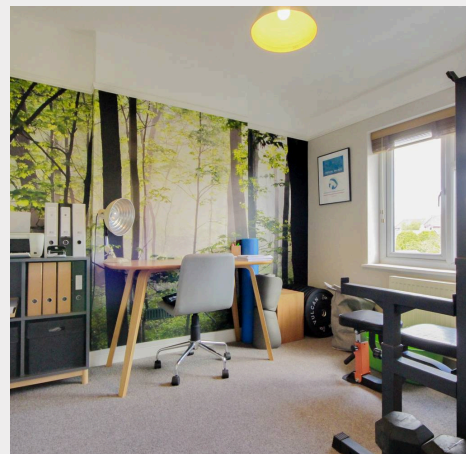
#### **Distances (in approximate miles on foot/train/car)**

Schools: St Wilfrid's Primary (0.4), St Joseph's RC Primary (0.5), Northlands Wood Primary (0.8), Warden Park Primary Academy (0.6), Warden Park Secondary Academy (2), Oathall Community College (1.3)

Haywards Heath Railway Station (1.2),

Waitrose (1.2), Sainsbury's Superstore (1.25),

Gatwick Airport (14), Brighton seafront (14), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north



Approximate Gross Internal Area  
765 sq. ft / 71.04 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.

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