



42 College Road, Haywards Heath, West Sussex RH16 1QR

Guide Price £550,000 – £575,000

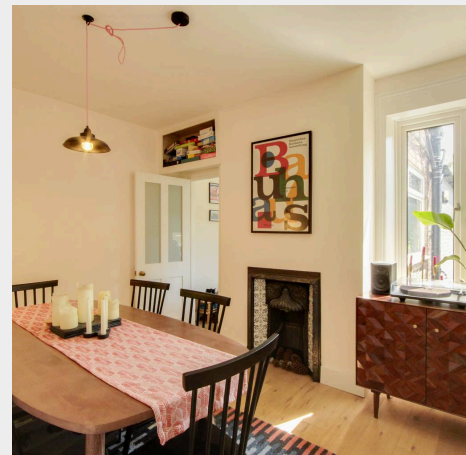


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A recently refurbished and extended 4 bedroom semi-detached Victorian house with a 76' south facing rear garden situated within an 0.4 mile walk of the railway station and easy reach of Lindfield Village with its picturesque High Street, common, duck pond and schools.

- Spacious character home near railway station
- The subject of considerable enlargement and refurbishment
- Character features and modern fittings throughout
- Fireplaces in both living room and dining room
- Family sized kitchen/breakfast room
- 4 bedrooms and beautiful bathroom
- Re-laid brick driveway for two cars
- Lindfield schools catchment area
- Internal viewing highly recommended
- EPC rating: D – Council Tax Band: D



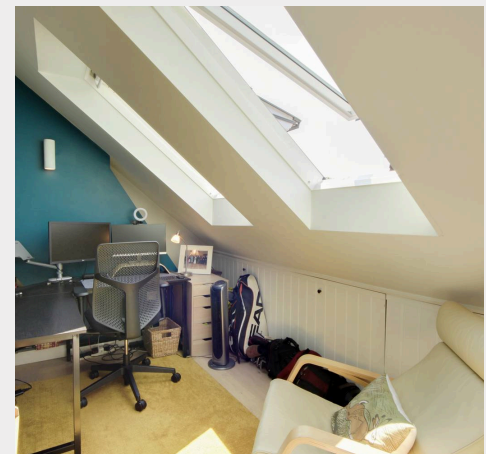
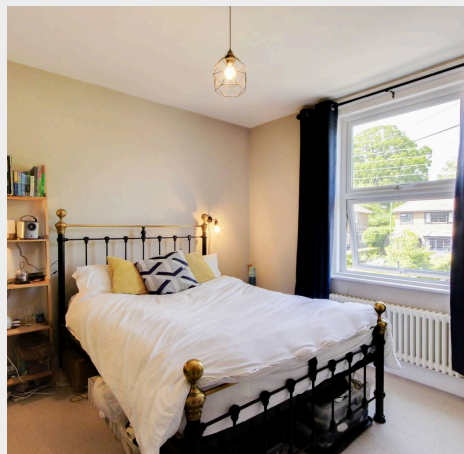
College Road runs between the Balcombe Road and Gander Hill on the north east side of town close to Lindfield. The railway station is within a 0.4 of a mile walk and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

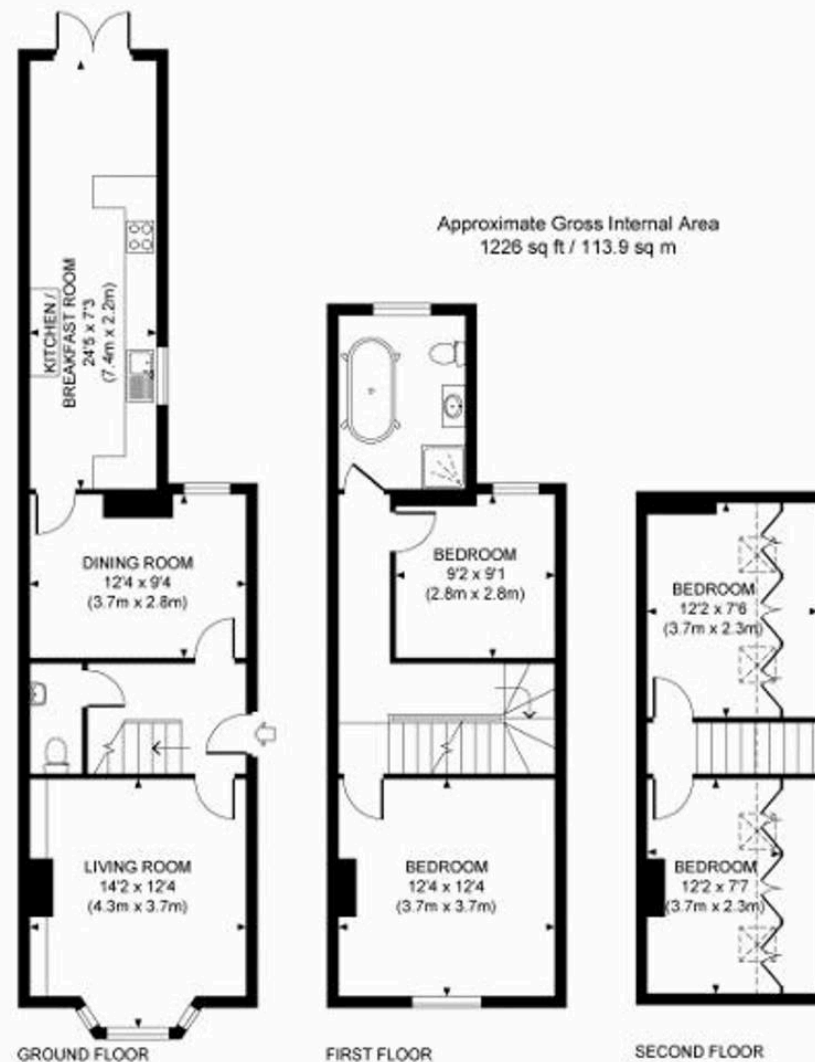
The property is also conveniently placed within a short walk of numerous shops including Sainsburys and Waitrose, several food outlets, a state of the art leisure centre, a golf club, several schools, a couple of pub/restaurants and countryside. A bus service runs along College Road linking with the town centre, the Hospital and the neighbouring districts.

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, the A272 and the A/M23. The latter lying either 5 miles to the west at Warminglid or 8 miles to the north at Maidenbower (Junction 10a). There are several parks nearby and the surrounding area has some stunning beauty spots including Ardingly Reservoir with its water sports facilities, the Ashdown Forest, both Ditchling and Chailey Common Nature Reserves and the South Downs National Park.

Distances in miles on foot (approx)

Blackthorns Primary (0.9), Lindfield Primary (0.9), Harlands Primary (0.45), 6th Form College (0.6), St Joseph's RC Primary (0.9), Warden Park Primary Academy (0.9), Oathall Community College in Lindfield (0.8), Warden Park Secondary Academy in Cuckfield (1.5) Haywards Heath railway station (0.3)





Mansell McTaggart Haywards Heath

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