



11 Marylands, New England Road, Haywards Heath, RH16 3JZ

Guide Price £325,000 – £335,000

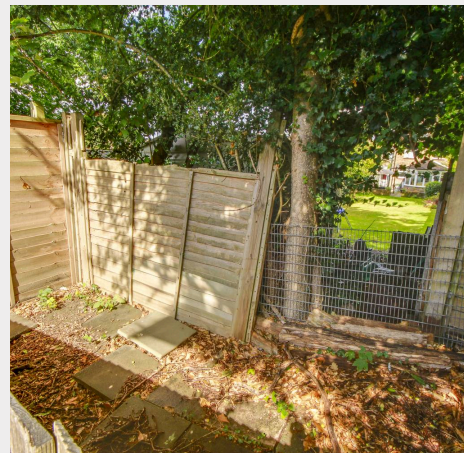
**MANSELL  
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A 2 bedroom mid terraced house in this popular cul-de-sac off New England Road on the town's rejuvenated eastern side within walking distance of several very good schools, the town centre and just a 1 mile walk to the railway station.

- Modern 2 bedroom mid-terraced house
- Built by Berkeley Homes in the late 1990s
- Cul-de-sac position on east side of town
- Short walk of local shops, schools & town centre
- 1 mile walk to the railway station
- Very clean and tidy presentation throughout
- 31' x 14' main garden - Small additional area
- Allocated parking space
- Modern double glazed windows
- Replaced gas boiler
- For sale with no onward chain
- EPC rating: C - Council Tax Band: C





Marylands is a short cul-de-sac situated off New England Road on the town's rejuvenated eastern side within a short walk of local shops, schools and the town centre. The railway station is within a 1 mile walk.

There are several primary schools within walking distance and children from the side of town generally fall into the catchment area for Oathall School in neighbouring Lindfield, which is within a 15 minute walk.

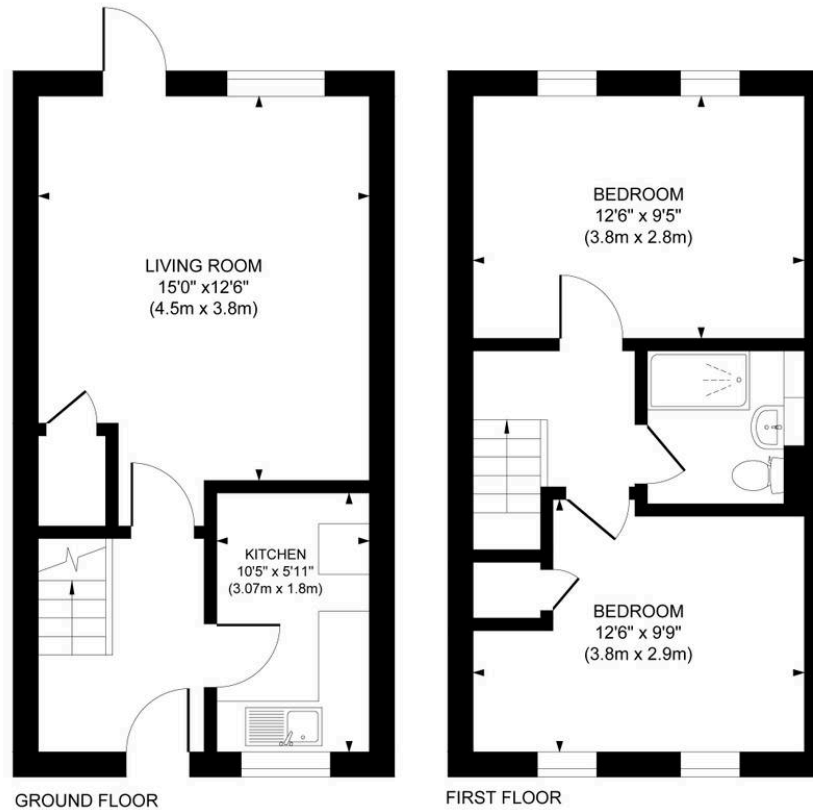
The village of Lindfield with its picturesque Village High Street is easily accessed on foot via the Scrase Valley Nature reserve where there is a duckpond and large common which hosts several events throughout the year.

Haywards Heath town centre is just over half a mile where there is an extensive range of shops, restaurants, cafés and bars. The town also has a 6th form college and a leisure Centre.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area  
612 sq. ft / 56.93 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

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