



22 Funnell Drive, Haywards Heath, West Sussex RH17 7DF

Guide Price £375,000 – £400,000



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A beautifully presented 2 double bedroom end of terrace house with a garage and 3/4 parking spaces in this popular modern development behind the hospital which has been redecorated and updated by the current owners and also benefits from a fully enclosed west facing rear garden.

- 2 double bedroom end of terraced house
- Built around 2016/17 by Crest Nicholson
- Garage (leasehold) beneath No. 24 plus 2 parking spaces in front
- Additional allocated parking for 1-2 cars
- Immaculate, neutral decor throughout
- Cul-de-sac location close to the hospital
- 33' x 13' fully enclosed west facing rear garden
- Kitchen with full range of appliances
- Sitting room with the doors out to rear garden
- 2 large bedrooms, bathroom and downstairs cloakroom
- EPC rating: B - Council Tax Band: C
- Estate charge: the property forms part of a privately managed estate with numerous play areas and communal areas which are maintained for the enjoyment of all owners which costs £260 for the current year
- Managing agents: Hunters Group, Burgess Hill  
T: 01444 254400





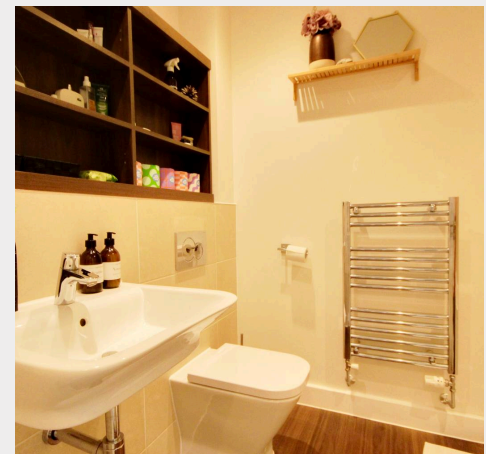
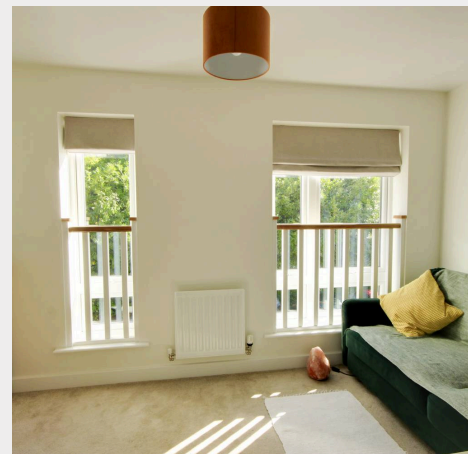
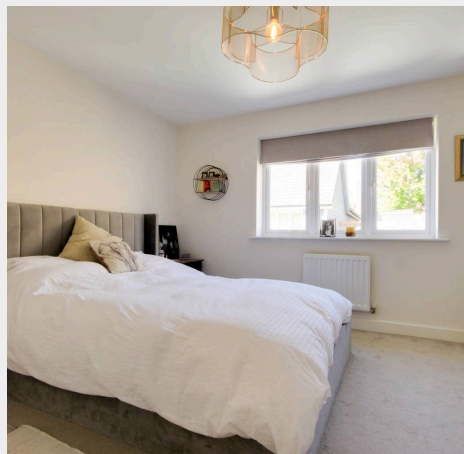
Funnell Drive is a cul-de-sac located off Robertson Drive which is just off the A272 relief road (Rocky Lane East) which runs between the Lewes Road and Wivelsfield Road to the south of Princess Royal Hospital. The property is within a short walk of the hospital (via Southdowns Park) and countryside. The town is approximately 1 mile distant and has an extensive range of shops, stores, restaurants, cafes and bars with the mainline railway station being approximately 1.9 miles by car (1.5 miles on foot) which is adjacent to Waitrose and close to Sainsbury's Superstore, 6th form college and the leisure centre.

A new primary school is expected to be built off Hurstwood Lane soon.

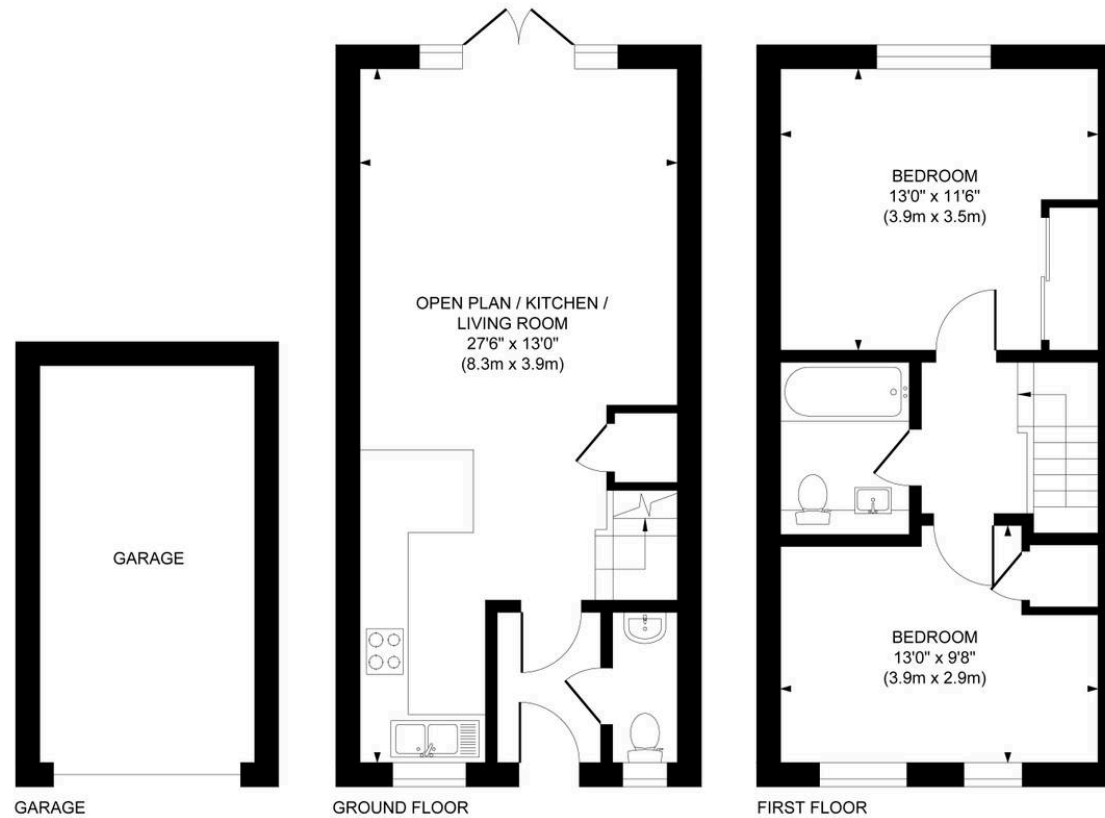
By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6 miles to the west at Bolney. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

### **Distances (approximate miles on foot)**

Schools: St Wilfrid's Primary (1.2), St Joseph's RC Primary (1.4), Northlands Wood (0.8), Warden Park Primary Academy (1.2), Oathall Community College (1.5) and Warden Park Secondary Academy in Cuckfield (2.8) Railway Station: Haywards Heath (1.5) providing fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Town centre (1.0), Brighton seafront (14.8) and Gatwick Airport (15.6)



Approximate Gross Internal Area  
722 sq. ft / 67.10 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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