



50 Sandy Vale, Haywards Heath, West Sussex RH16 4JJ

Guide Price £350,000– £365,000



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A 3 bedroom terraced house tucked away in a cul-de-sac with a garage directly behind and a 34' west facing rear garden situated on the southern side of town within walking distance of the hospital and town centre.

- 3 bedroom terraced house in cul-de-sac
- Situated along a pedestrian walkway on the south side of town
- 34' x 18' predominantly west facing rear garden
- Garage situated at the end of the rear garden
- Plenty of additional parking in the cul-de-sac
- Modern kitchen with integrated appliances
- Large lounge with doors out to the rear garden
- 3 bedrooms and modern white bathroom suite
- Walking distance to town and hospital
- Bus service running along Bolding Way
- Warden Park Secondary Academy catchment
- 1.4 miles walk to railway station
- EPC rating: C - Council Tax Band: C



The property is situated in a cul-de-sac surrounded by properties of similar style and size. Sandy Vale is situated off Vale Road on the southern side of town.

The town centre is approximately 0.75 miles distant (an alleyway leads from the end of Sandy Vale passing the allotments into Edward Road making access to the hospital and Sainsbury's local store much swifter on foot). A regular bus service runs close by linking with the town's numerous shops and the mainline railway station which offers fast and regular services to London (Victoria and London Bridge both approximately 47 minutes) and the south coast. The town also has a 6th form college, numerous sports clubs and leisure groups, restaurants, schools, churches and the Dolphin Leisure Centre.

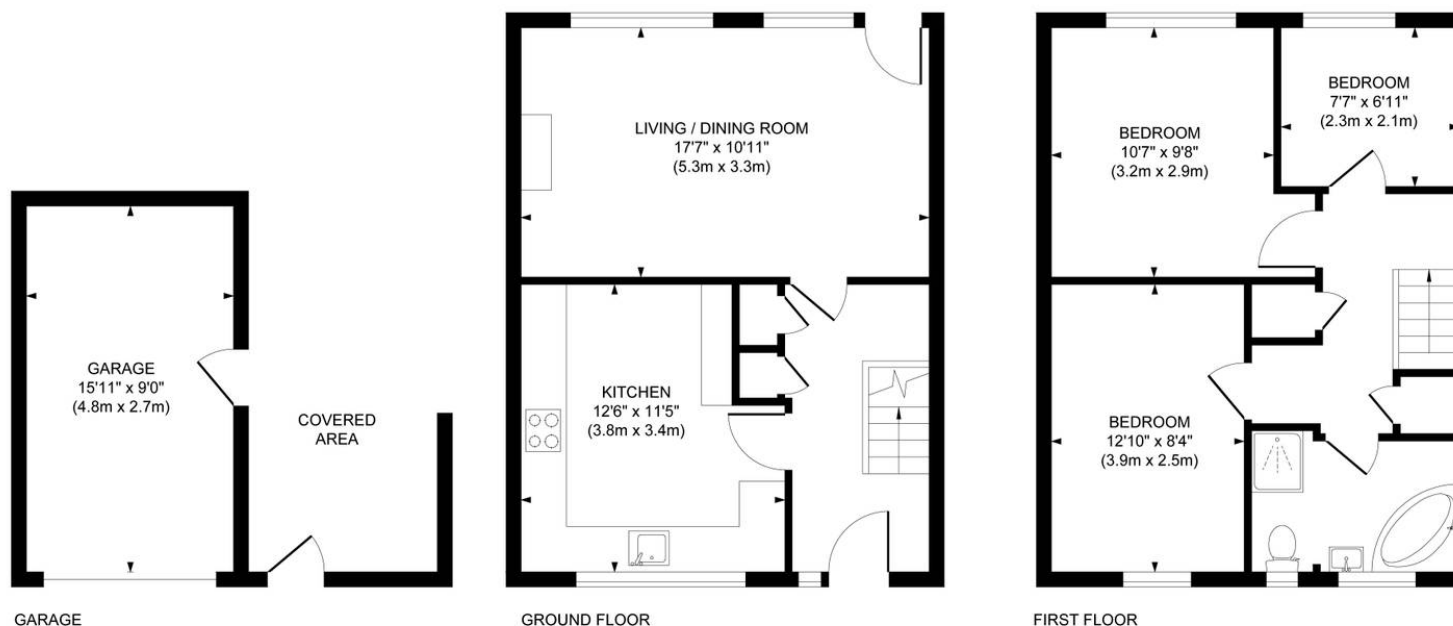
By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately six miles to the west at either Bolney or Warninglid (6 miles)

Distances: (approx in miles)

Stations: Haywards Heath Railway station (1.15) – fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) Wivelsfield Station (1.8) Schools: Primary St Wilfrid 's (0.8) St Joseph 's RC (0.8) Warden Park Primary (0.9) Bolnore Village (0.7) Secondary Warden Park Secondary Academy School (2) Oathall Community College (1.5)



Approximate Gross Internal Area
 Main House 837 sq. ft / 77.76 sq. m
 Garage 143 sq. ft / 13.26 sq. m
 Total 980 sq. ft / 91.02 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.

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