



4 Old Barn Court, Haywards Heath, West Sussex RH16 4SF

Guide Price £450,000 – £475,000

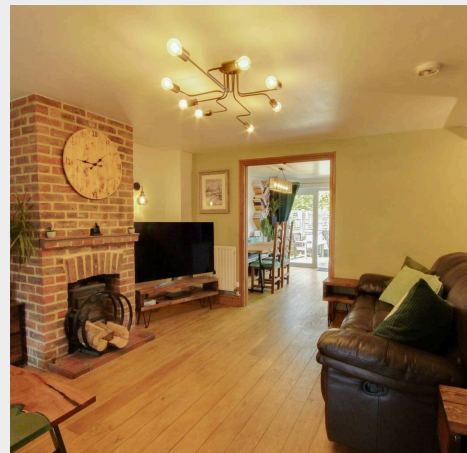
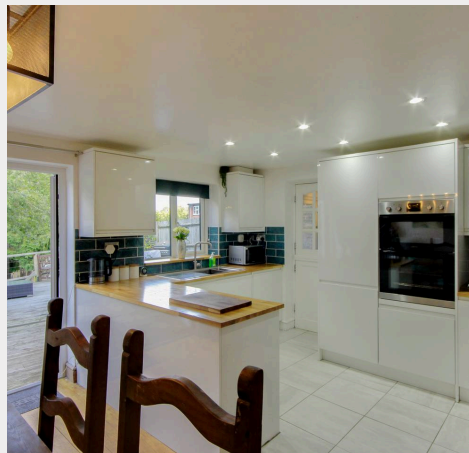


**MANSELL
McTAGGART**
Trusted since 1947



A 3 bedroom detached house which has been the recent subject of numerous improvements situated at the very end of a cul-de-sac with a 2 tiered 140' max rear garden on the town's southern edge.

- Very well-presented detached house
- 1 of just 8 houses in small exclusive cul-de-sac
- The current owner bought the property 4 years ago
- New kitchen, new en-suite shower room, new windows
- Sitting room with floorboards and woodburning stove
- Family size kitchen/dining room – utility room
- Master bedroom with en-suite shower room
- Plenty of driveway parking
- Part converted garage
- Fabulous garden on 2 levels measuring 140'
- Warden Park Secondary School catchment area
- EPC (new on order) – Council Tax Band: E



Old Barn Court is a small courtyard development of 8 houses located at the end of Pinewood Way close to Rocky Lane and the Vale surgery on the southern side of town within a short walk of the hospital and close to the town relief road giving swift vehicular access out to the A23 in the west. This popular residential area is conveniently placed within walking distance (15 minutes) of the town centre and the mainline railway station (20/25 minutes). The town has numerous primary schools and 2 secondary schools. The property falls into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. A regular bus service runs down Bolding Way linking with the town centre, railway station and neighbouring districts. Open countryside is close by and the town also has numerous large parks, Woodland and a state of the art leisure centre.

Distances. On foot/car/ rail (in approximate miles)

Princess Royal Hospital 1.0

Railway Station 1.6 (London Bridge/Victoria 45 mins,
Gatwick Airport 15 mins, Brighton 20 mins)

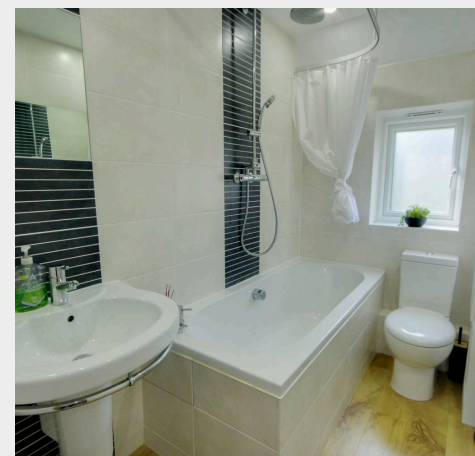
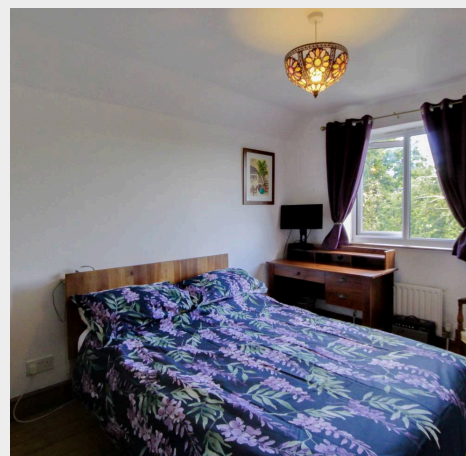
Wivelsfield Station 2.5

Oathall Community College 2.0 Warden Park
Secondary Academy 2.3

A23 at Bolney 5.5

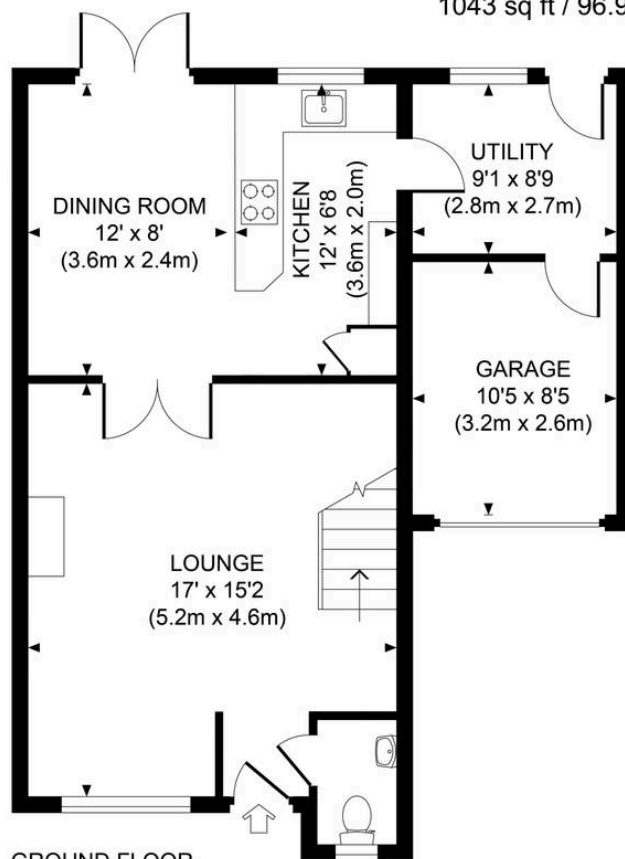
Brighton seafront 12

Gatwick airport 16

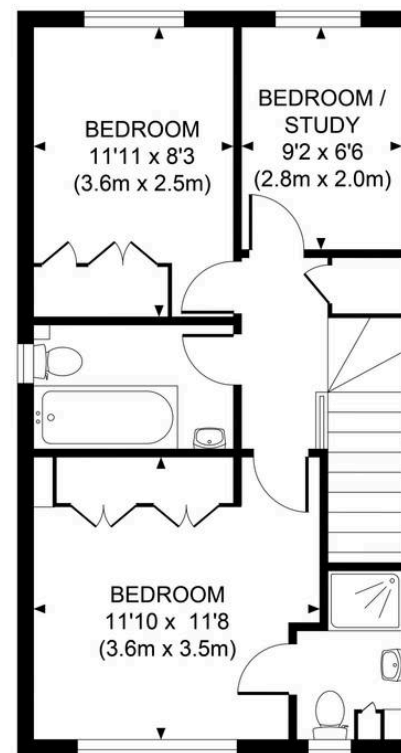




Approximate Gross Internal Area
1043 sq ft / 96.9 sq m



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Haywards Heath

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