



17 America Lane, Haywards Heath, West Sussex RH16 3PZ  
GUIDE ... £600,000 ... FREEHOLD



**MANSELL  
McTAGGART**  
Trusted since 1947





A significantly extended and greatly improved detached family home on a large plot with a separate 1 bedroom detached annex/bungalow at the end of the garden on the town's rejuvenated eastern side, close to good schools, local shops and within walking distance of the main town centre and railway station.

- Detached house with 1 bedroom bungalow in garden
- Occupying a large corner plot with 57' x 28' rear garden
- Plenty of driveway parking and front garden
- Amazing 31' x 19' kitchen/living area
- Kitchen with integrated appliances and stone worktops
- Separate lounge with fireplace
- 3 big bedrooms, attic room, bathroom, separate WC
- 1 bedroom annex (458 sq ft) with lounge, kitchen, utility, shower room
- Potential for further enlargement if required STPP
- 1 mile walk to the railway station
- Close to several good schools
- Easy walk to Lindfield Village via nature reserve
- Council Tax Band 'C' and EPC 'C'





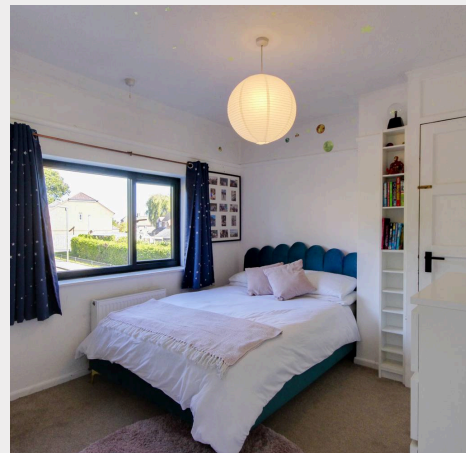
The property is situated towards the eastern end of America Lane and is ideally placed within a few hundred yards of a parade of shops including a chemist and both primary and secondary schools are also within walking distance.

The town centre with its extensive range of shopping facilities including The Orchards shopping precinct is just over half a mile from the property.

A regular bus service runs along America Lane linking with all the town's facilities and Haywards Heath mainline railway station which is just over a mile distant and offers a fast and regular service to London (Victoria and London Bridge both approximately 47 minutes) and the south coast (Brighton approximately 20 minutes).

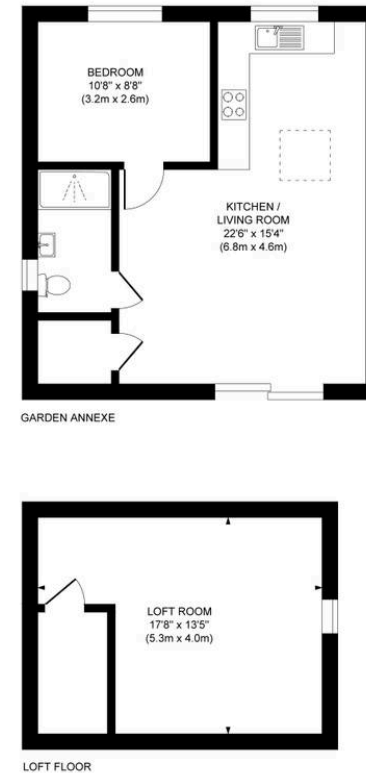
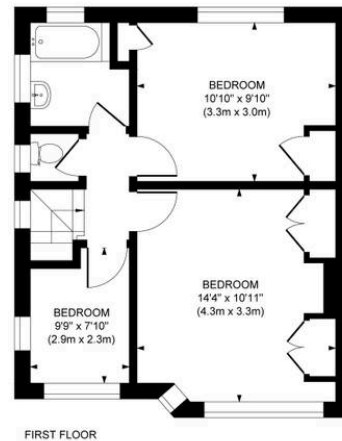
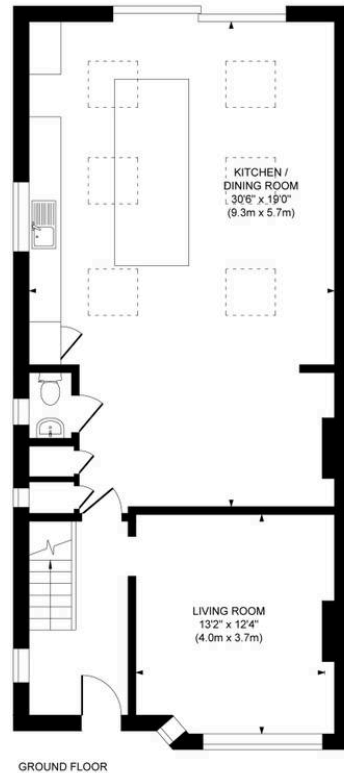
The town has a 6th form college, good range of sports clubs, leisure groups and the Dolphin Leisure Centre has extensive swimming and other sports facilities.

By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A272 and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney or Warninglid.





**Approximate Gross Internal Area**  
 Main House 1499 sq. ft / 139.27 sq. m  
 Garden Annexe 458 sq. ft / 42.53 sq. m  
 Total 1499 sq. ft / 139.27 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**  
 Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP  
 01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.