



17 Washington Road, Haywards Heath, West Sussex RH16 3HL

Guide Price £350,000 – £375,000



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A 3 double bedroom terraced house with a 57' x 22' rear garden which has been occupied by the same family for 68 years requiring cosmetic updating yet presented in very clean and tidy order, situated on the Haywards Heath/Lindfield village borders within a 0.8 mile walk to the railway station via Clair Park.

- 3 double bedroom terraced house on east side of town
- Easy walk to Lindfield Village via Scrase Valley Nature Reserve
- 0.8 mile walk to railway station via Clair Park
- Very clean and tidy but requires updating
- Pretty front garden (potential private driveway STPP)
- 57' x 22' fully enclosed rear garden, greenhouse
- Sitting room with open fireplace
- Family sized kitchen/breakfast
- Utility/outhouse, WC
- 3 double bedrooms and upstairs shower room
- For sale with no onward chain
- EPC rating: on order – Council Tax Band: C





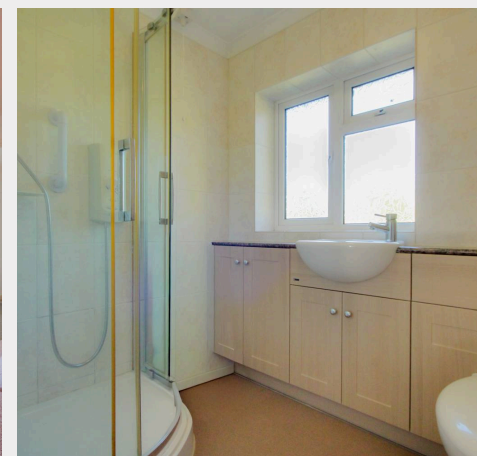
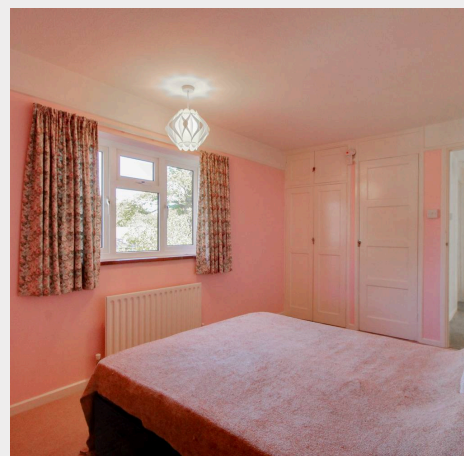
The property is located in this established residential area on the Haywards Heath/Lindfield borders and is ideally placed within walking distance of Lindfield Village, via the Nature Reserve, with its traditional range of shops, boutiques and pubs in the High Street, picturesque duck pond and the Common (which holds several events throughout the year). Haywards Heath mainline station is under a mile on foot via Clair Park. The town centre with its extensive range of shops, stores, restaurants, cafes and bars is within a mile and a regular bus service runs along Washington Road linking with the town centre, railway station, the hospital and the neighbouring districts. The town also has a 6th form college and a leisure centre.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warminglid or 8 miles to the north at Maidenbower (Junction 10a).

**Distances in approximate miles:**

Schools: Warden Park Junior Academy (0.6), St Wilfrids Primary (1), Blackthorns & Lindfield (both 0.6), St Josephs RC Primary (0.6) Warden Park (Secondary) Academy in Cuckfield (2) Oathall Community College (closest Secondary School - 0.4)

Station: Haywards Heath mainline station (under a mile distant on foot) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area  
1070 sq. ft / 99.40 sq. m



GROUND FLOOR



FIRST FLOOR

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](mailto:hh@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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