



8 Rushwood Close, Haywards Heath, West Sussex RH16 3SQ

Guide Price £500,000-£550,000



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A thoughtfully extended 3/4 double bedroom detached house which has been the subject of an outstanding refurbishment programme, being tucked away in a cul-de-sac backing onto a footpath giving quick links to countryside, in the popular Northlands Wood area close to an excellent primary school, local shops, a country pub and within walking distance of the Princess Royal Hospital

- Outstanding home in cul-de-sac setting
  - Extended and refurbished to very high standard Stunning features and many extras
  - Beautiful kitchen with doors to rear garden
  - Sitting room & separate playroom/bedroom 4
  - Driveway - Garage (partly converted into a gym)
- 33' x 27' rear garden with gate onto public footpath linking with countryside, The Snowdrop Inn & swifter walk to hospital via Lewes Road
- Close to Northlands Wood Primary School
  - An internal viewings highly recommended
  - EPC rating: C - Council Tax Band: D

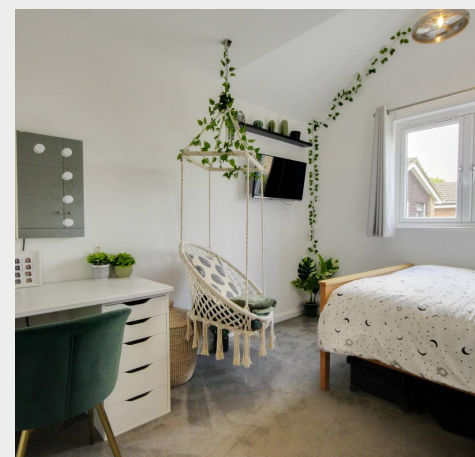
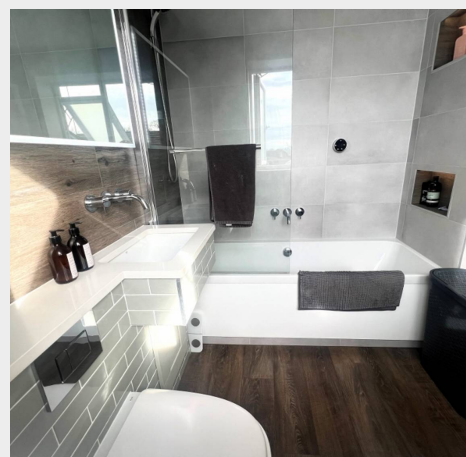
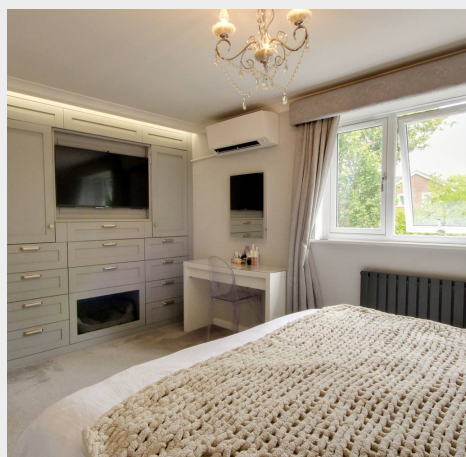


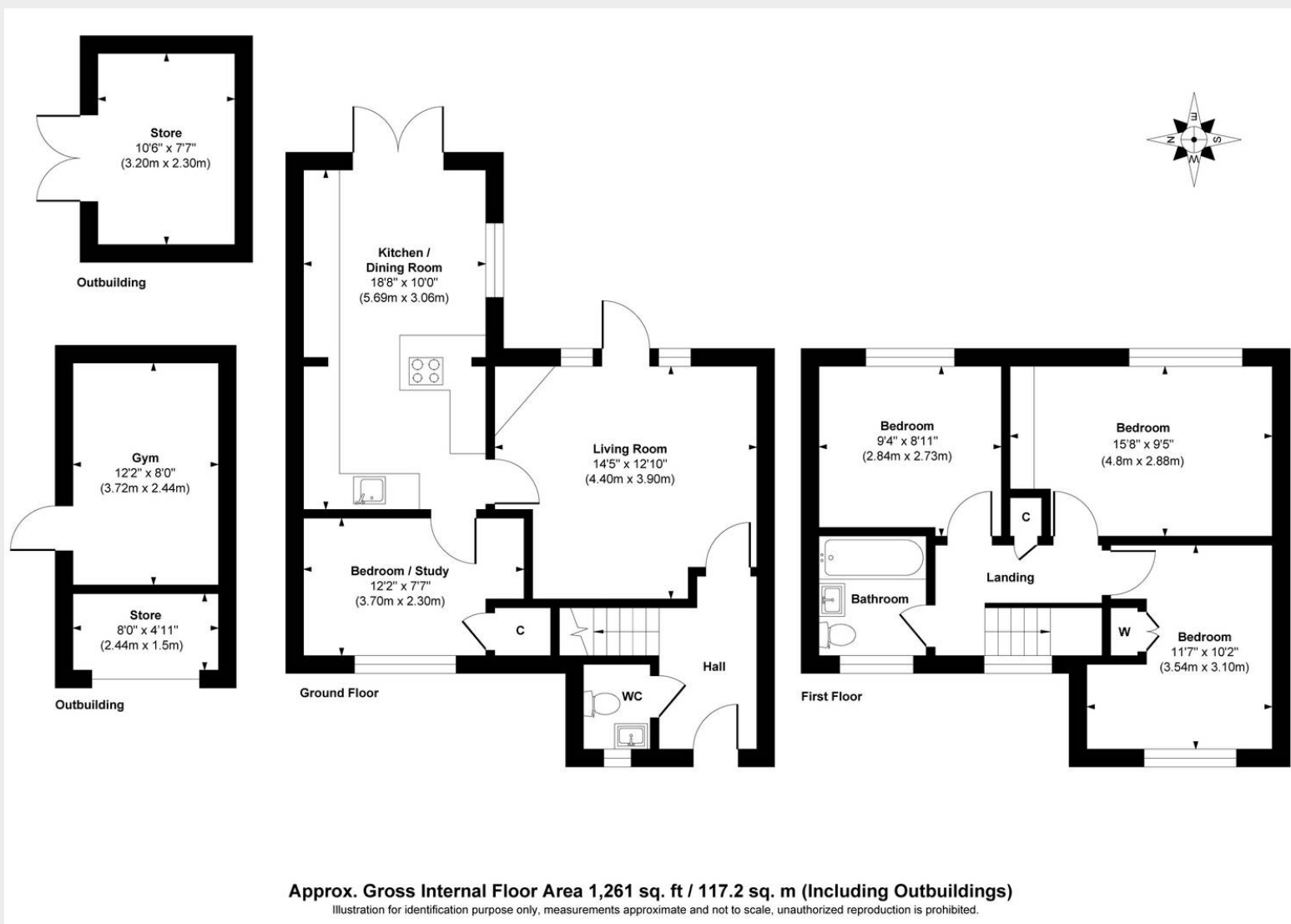
Rushwood Close is a short cul-de-sac off Beech Hill in the popular Northlands Wood area on the town's south eastern edge. Open countryside is close by and other nearby facilities include the hospital, medical centre, pharmacy, a Tesco Express store, several children's play areas and the highly regarded Northlands Wood Primary School.

Children from this side of town go on to Oathall Community College with its farm in neighbouring Lindfield which is within 1 mile on foot. The town centre with its numerous shops, stores, restaurants, cafes and bars is about 1.5 miles distant. Sainsbury's Superstore and the Waitrose Store are a little further. The railway station provides fast commuter services to London, Gatwick Airport and Brighton.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 7 miles to the west at Bolney or Warminglid.

**Distances (on foot/car in miles):** Northlands Wood Primary School 250 yards Oathall Community College 1 Town centre 1.5 Railway station 2 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) A23 (Bolney 7) Gatwick Airport 16 Brighton Seafront 15





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