



40 Knight Close, Haywards Heath, West Sussex RH16 1AB

Guide Price ... £900,000-£925,000

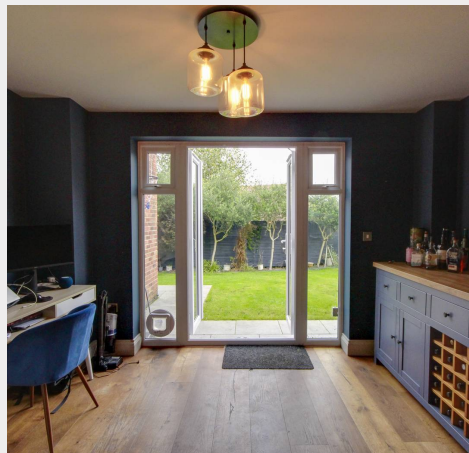


**MANSELL
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A very nice 5 bedroom, three storey detached house occupying an almost semi-rural setting on the very western edge of the town adjoining the Paige's Meadow Nature Reserve yet still within a 15 minute walk of the town centre, railway station and Warden Park Academy School in neighbouring Cuckfield.

- Family home on small exclusive development
- Great setting overlooking a green to the front
- 1 min walk to Paige's Meadow Nature Reserve
- Easy walk into town and railway station
- Versatile accommodation over 3 storeys
- Built in 2015 by Taylor Wimpey
- Double garage and private parking alongside
- 54' wide by 25' deep (max) rear garden
- Living room, dining room, media room/study
- Family kitchen/living area with glazed roof
- Master bedroom with dressing area & bathroom
- 4 further bedrooms, 2 further bathrooms
- EPC rating: B - Council Tax Band: G
- Estate Charge: £500 per year (approx)
- Managing Agent: First Port
t: 0333 321 4080 e: help@firstport.co.uk



Knight Close is a relatively new development off the western end of Lucastes Road on the town's desirable west side close to the Paige's Meadow and Blunts Wood Nature Reserve providing wonderful open walking.

An alleyway close by gives easy pedestrian access through to Butlers Green Road making a walk through to the town centre and Warden Park Academy School in neighbouring Cuckfield much quicker.

The railway station is also within a 10/15 minute walk offering fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (20 mins). Adjoining the station there is a large Waitrose store and Sainsbury's superstore is even closer to the property, just before the station.

Children from this side of town generally fall into the catchment area for Harlands Primary School in Penland Road. The town centre has an extensive range of shops, stores, restaurants, cafes and bars. The Dolphin Leisure Centre and Haywards Heath 6th Form College are both within a 10/15 minute walk.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23, the latter lying about 5.5 miles to the west at Bolney or Warminglid.

Distances (in approx miles)

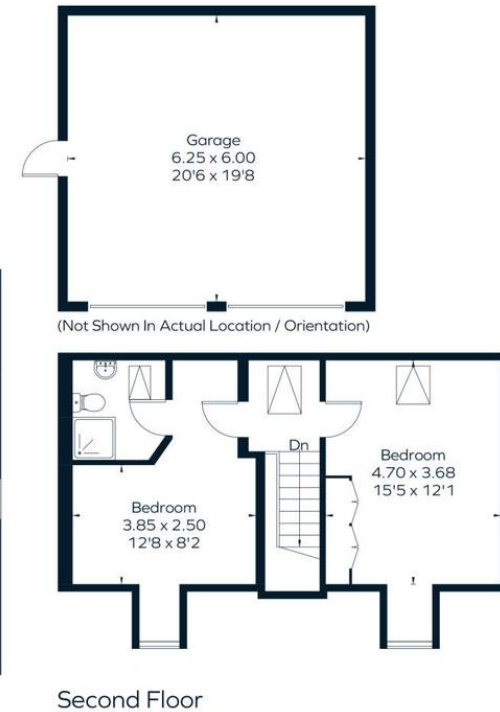
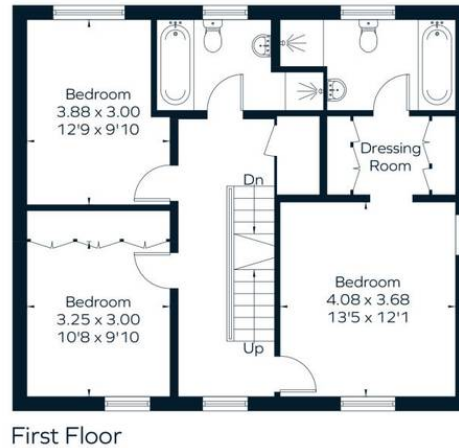
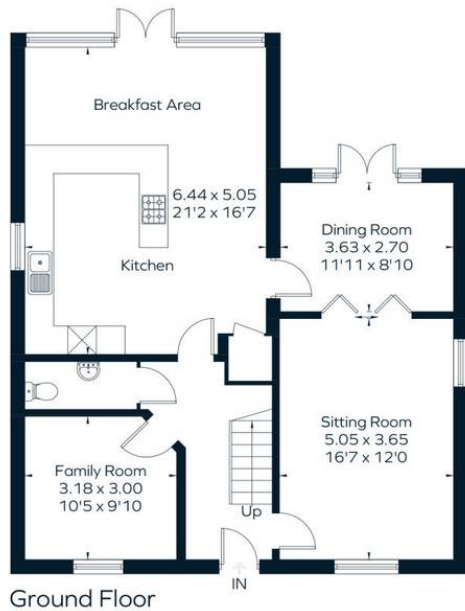
Harlands Primary School 1.1, Warden Park Secondary Academy School 1.1 (on foot), Railway station 0.7, town centre 0.7, A23 Bolney 5.5, Gatwick Airport 14, Central London 40



Approximate Area = 201.3 sq m / 2167 sq ft

Garage = 37.5 sq m / 404 sq ft

Total = 238.8 sq m / 2571 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 293980

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