



24 Highland Road, Haywards Heath, West Sussex RH16 4DP

Guide Price £600,000 – £650,000

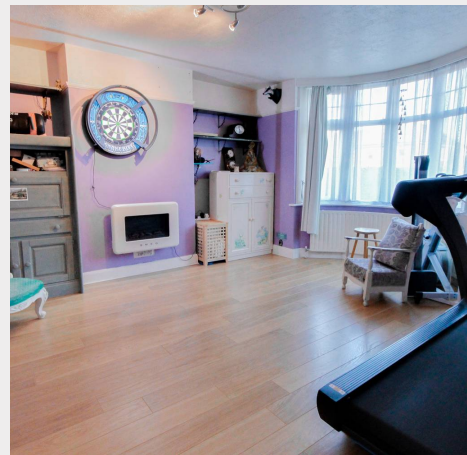


**MANSELL
McTAGGART**
Trusted since 1947



A 1920s detached family home which has been extended on the ground floor and had a loft conversion to provide very spacious family accommodation with a lovely long west facing rear garden in this desirable road between the town centre and the hospital and just a 1.2 mile walk to the railway station.

- Detached 1920s house in established area
- Extended to provide large family accommodation
- 75' sunny west facing rear garden
- Plenty of private driveway parking
- Entrance hall, bay fronted lounge, cloakroom & utility room
- Kitchen with stone worktops and appliances
- Fabulous family living room with woodburning stove
- Top floor master bedroom with en-suite shower room
- 3 further double bedrooms and family bathroom
- Ideally placed for Hospital & St Wilfrid's Primary School
- Vendor suited
- EPC rating: TBC - Council Tax Band: E

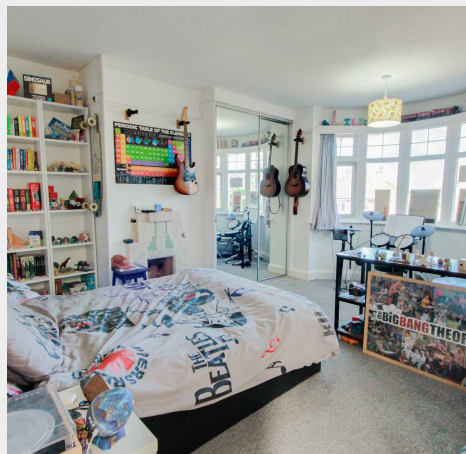


The property occupies an elevated position at the southern end of the road surrounded by properties of similar style and era. Highland Road runs between Lowfield Road and Colwell Road on the southern side of town within a 3 minute walk of the local Co-op store and service station and is also conveniently placed within a 5/10 minute walk of the Princess Royal Hospital, St Wilfrid's Primary School and the town centre. St Joseph's RC Primary School, Warden Park & Northlands Wood Primary Academy Schools are also within walking distance. There are excellent secondary schools in neighbouring Lindfield (Oathall Community College with its own farm) and Cuckfield (Warden Park Secondary Academy). The town also has a 6th form college, leisure centre and an extensive range of shops and stores. The railway station is 1.2 miles distant and provides fast services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins.

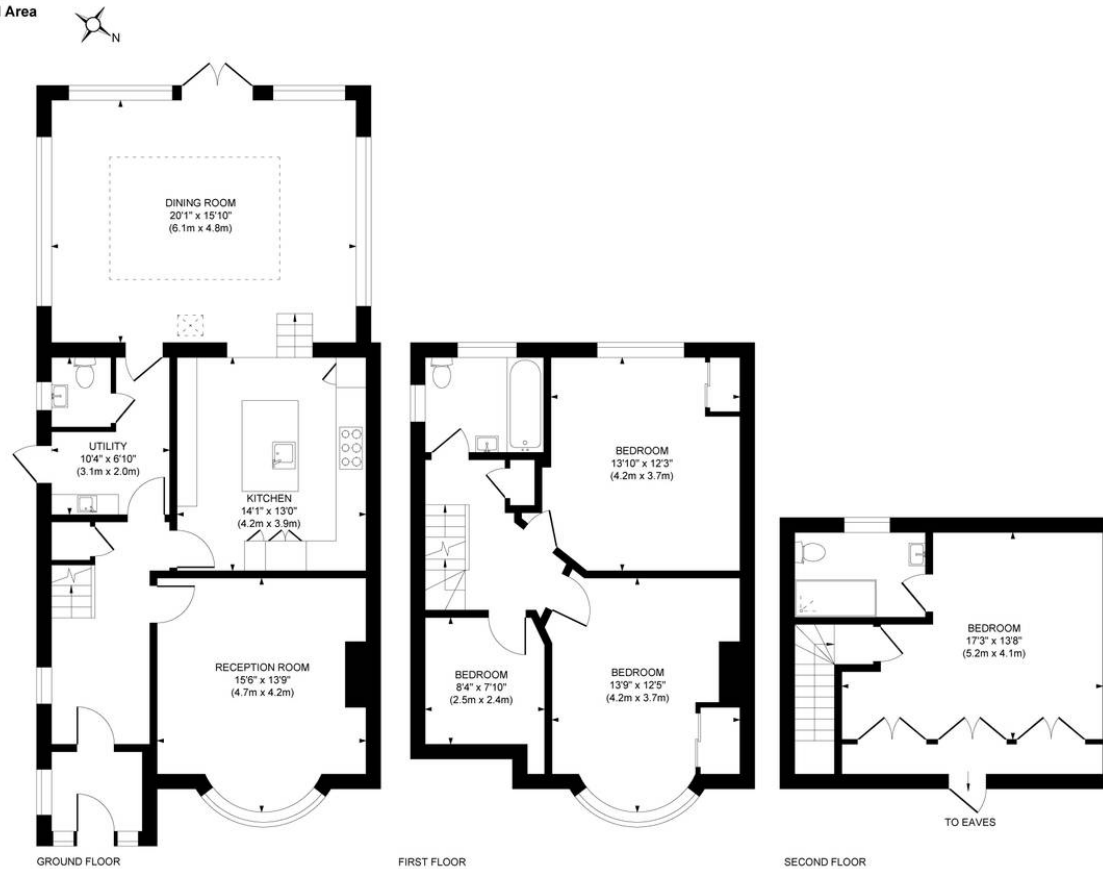
By road, access to the major surrounding areas can be gained via the B 2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

Distances (in approximate miles on foot/train/car)

Schools: St Wilfrid's Primary (0.4), St Joseph's RC Primary (0.6), Northlands Wood Primary (0.8), Warden Park Primary Academy (0.7), Warden Park Secondary Academy (2), Oathall Community College (1.3), Haywards Heath Railway Station (1.2), Waitrose (1.2), Sainsbury's Superstore (1.25), Gatwick Airport (14), Brighton seafront (14), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north.



Approximate Gross Internal Area
1845 sq. ft / 171.38 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.