



92 New England Road, Haywards Heath, West Sussex, RH16 3LD  
£365,000



**MANSELL  
McTAGGART**  
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A very big (960 ft.<sup>2</sup>) 2 double bedroom semi-detached house with a garage, parking and small south facing garden to the rear situated on the eastern side of town within an easy walk of the main shopping areas, several good schools and just a 1 mile walk to the railway station

- Much larger than average 2 bedroom home
- Garage and parking behind
- Lounge with doors to south facing garden
- Originally designed to be a 3 bedroom house
- En-suite shower room – separate bathroom
- Clean and neutral decor throughout
- 1 mile walk to the railway station
- Close to town centre and several schools
- For sale with no onward chain
- EPC rating: C – Council Tax Band: D





The property is situated midway along New England Road on the rejuvenated east side of town and is ideally placed within a short walk of local shops, several primary schools, Oathall Community College with its farm, Haywards Heath railway station with excellent commuter links to London and Brighton and Lindfield's picturesque village High Street via the Scrase Valley Nature Reserve. The town centre is just over 0.5 miles away, where there is an extensive range of shops and stores whilst the Broadway is a little further on where there are several restaurants, cafes and bars. The town has a leisure centre, numerous sports clubs and leisure groups and has several large open spaces including both Victoria and Clair Parks, Ashenground Woods and Lindfield Common. A bus service runs along the road linking with all the town's facilities, the Princess Royal Hospital and neighbouring districts.

Access to the major surrounding areas can be swiftly gained by road via the B2112 and the A272. The A/M23 lies about 6 miles west, at Bolney or Warninglid.

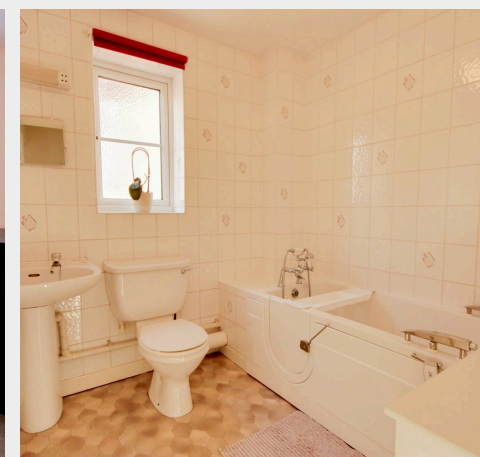
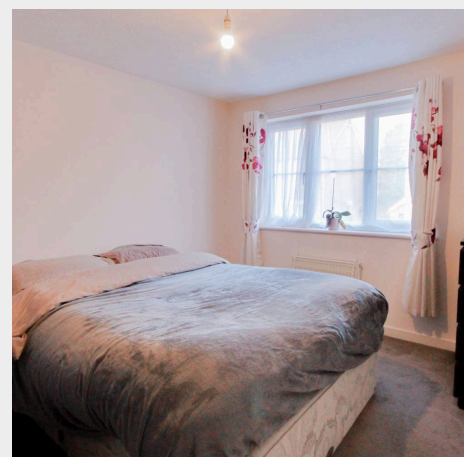
#### **Distances (in miles approx)**

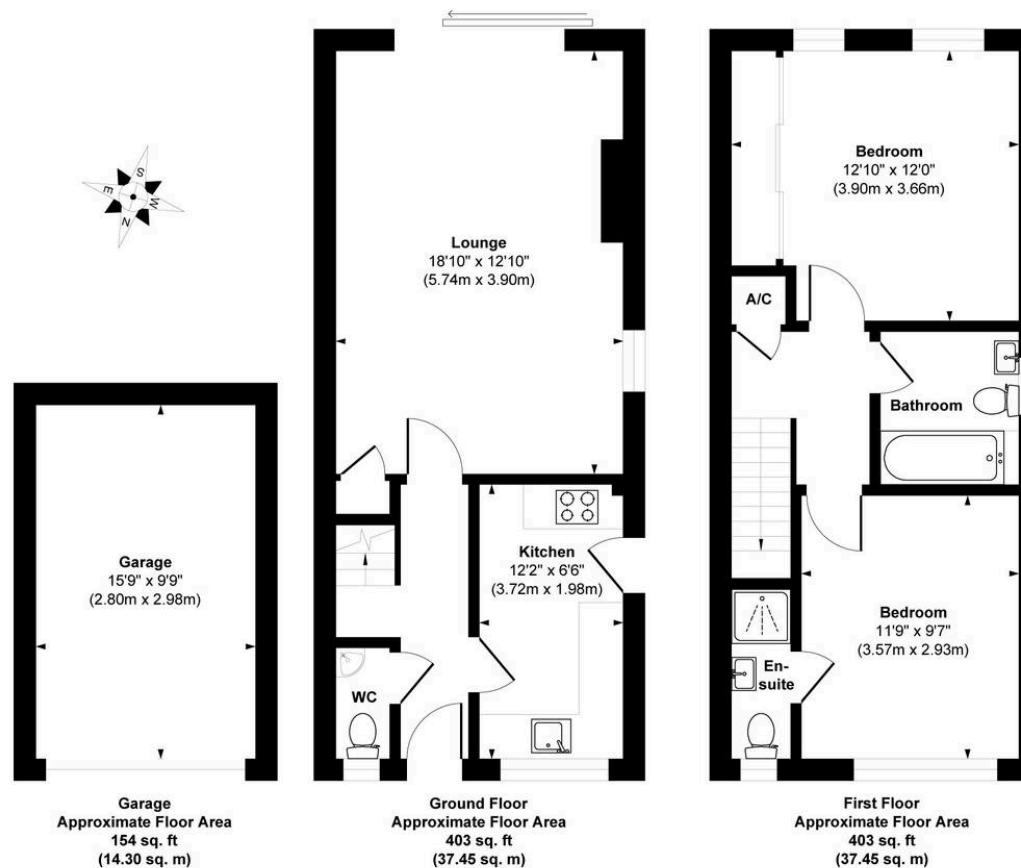
Primary Schools : Warden Park Primary Academy 300 yards, St Wilfrid's 0.4, St Josephs 0.4

Secondary Schools: Oathall Community College 0.6, Warden Park Secondary Academy 2

Railway station 1 (fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) & South Coast (Brighton 20 mins)

A23 Bolney 6, Brighton Seafront 14, Gatwick Airport 15





**Approx. Gross Internal Floor Area 960 sq. ft / 89.2 sq. m(Including Garage)**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

## Mansell McTaggart Haywards Heath

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