



34 Sheppeys, Haywards Heath, West Sussex RH16 4NZ  
GUIDE PRICE ... £400,000-£425,000



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A 3 bedroom semi-detached house with a 70' x 27' sunny west facing rear garden situated in this established residential area on the south side of town within a short walk of Ashenground Woods, the town centre and a 1.1 mile walk to the railway station.

- 70' sunny west facing rear garden
- Driveway parking
- Workshop (former garage)
- Potential for updating and extending STPP
- Hall - Living room
- Separate dining room with fireplace
- 3 decent sized bedrooms, big bathroom
- Great potential for extending/loft conversion STPP
- 1.1 mile walk to the railway station
- Close to ancient woodland and Victoria Park
- Warden Park secondary Academy school catchment area
- Gas central heating
- EPC rating: D - Council Tax Band: D



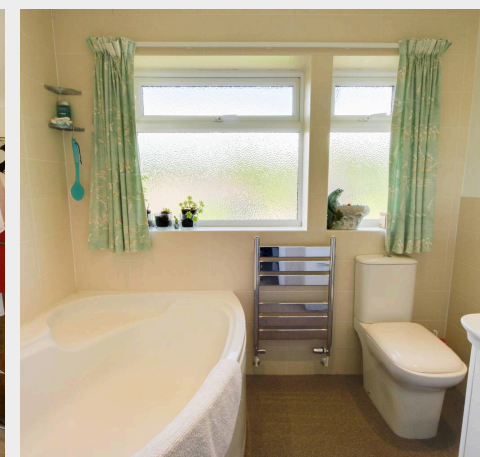
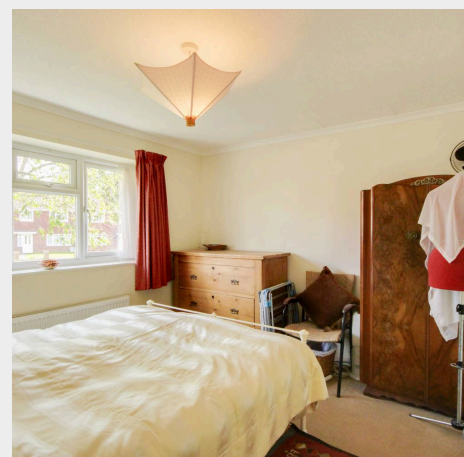
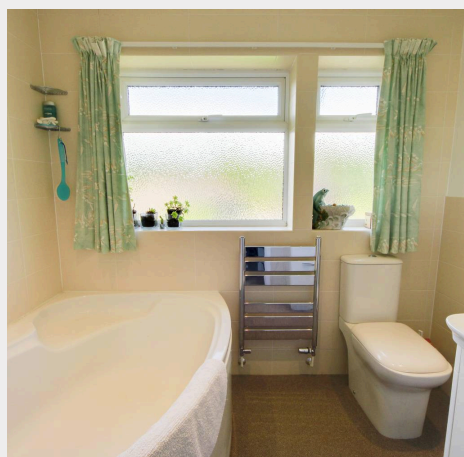


The property is located midway along the road close to Ashenground Road and near to the glorious woodland providing beautiful walking. A regular bus service runs along the road linking with the town centre, the hospital and the railway station which is only 1.1 miles on foot. There are several primary schools within walking distance including St Wilfrid's, St Joseph's (RC), the Warden Park Primary Academy & Bolnore Village. Children on this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The town has an extensive range of shops, restaurants, cafés and bars, numerous parks and a leisure centre. The railway station provides a fast commuter service to London Bridge/Victoria in 45 mins, Gatwick Airport 15 mins and Brighton 20 mins.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5.5 miles to the west at Bolney or Warninglid

**Distances - miles on foot/by car (approx.) :-**

Haywards Heath shopping centre 0.5, Princess Royal Hospital 0.5, Railway Station 1.25, St Wilfrid's Primary School 0.75, St Joseph's RC Primary School 0.75, Bolnore Village Primary School 0.45, Oathall Community College 1.45, Warden Park Primary Academy 0.95, Warden Park Secondary Academy 2.3, A/M23 at Bolney 6, Brighton Seafront 14, 5 miles to Ditchling Common and South Downs National Park Gatwick Airport 16



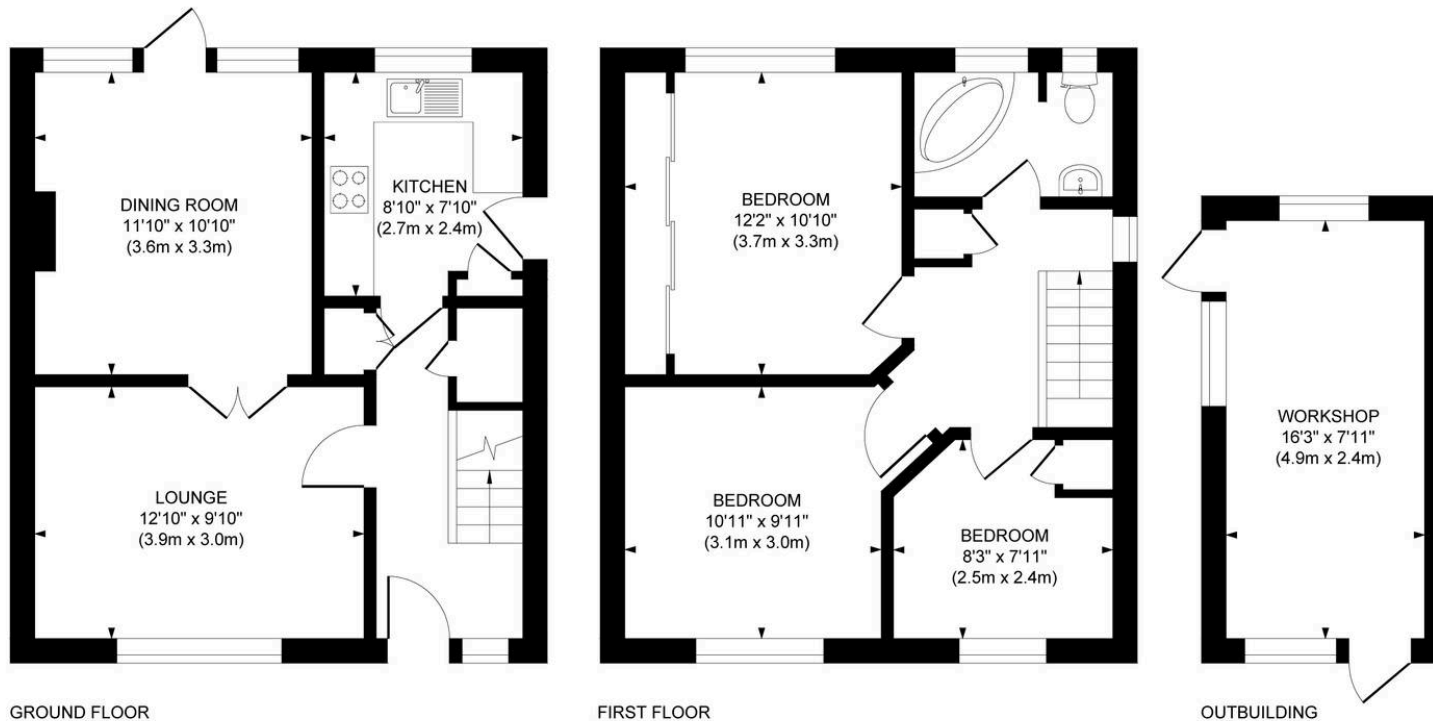


**Approximate Gross Internal Area**

Main House 868 sq. ft / 80.71 sq. m

Outbuildings 130 sq. ft / 12.12 sq. m

Total 998 sq. ft / 92.83 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**  
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