



19 College Road, Haywards Heath, West Sussex RH16 1QN

Guide Price £575,000 - £600,000



# MANSELL McTAGGART



An extended and beautifully refurbished Victorian semi-detached home of immense character with 4 double bedrooms, 2 refitted bathrooms, an ultra modern re-fitted kitchen with vaulted ceiling, 2 living rooms with fireplaces, driveway parking and a 70' south facing rear garden Ideally located within a 0.3 mile walk of the railway station and easy reach of several good schools and Lindfield Village.

- NO ONWARD CHAIN
- Character house within 10 mins walk of railway station
- Extended & refurbished to create a beautiful home
- Spacious accommodation over 3 floors extending to 1300 ft.<sup>2</sup>
- 70' south facing garden with timber chalet
- Walking distance of several excellent schools
- Lounge & separate dining room with fireplaces
- Beautiful kitchen with central island, stone worktops, appliances & vaulted ceiling
- Refitted cloakroom, bathroom & en-suite shower room suites
- 4 double bedrooms over two floors
- Immaculate and ready to move into
- Viewing recommended
- EPC rating: C - Council Tax Band: D

College Road runs between the Balcombe Road and Gander Hill on the north east side of town close to Lindfield. The railway station is within 0.3 of a mile walk and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). The property is also conveniently placed within a short walk of numerous shops including Sainsburys and Waitrose, several food outlets, a leisure centre, a golf club, several schools, a couple of pub/restaurants and countryside. A bus service runs along College Road linking with the town centre, the Hospital and the neighbouring districts.

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, the A272 and the A/M23. The latter lying either 5 miles to the west at Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

There are several parks nearby and the surrounding area has some stunning beauty spots including Ardingly Reservoir with its water sports facilities, the Ashdown Forest, both Ditchling and Chailey Common Nature Reserves and the South Downs National Park.

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

Blackthorns Primary (0.9) Lindfield Primary (0.9)  
Harlands Primary (0.45) Central Sussex Sixth Form College (0.6) St Joseph's RC Primary (0.9) Warden Park Primary Academy (0.9) Oathall Community College (0.8) Warden Park Secondary Academy in Cuckfield (1.6) Haywards Heath railway station (0.3)





## Mansell McTaggart Haywards Heath

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