



22 Gatesmead, Haywards Heath, West Sussex RH16 1SN

Guide Price £750,000 – £800,000



**MANSELL
McTAGGART**
Trusted since 1947



A 4 double detached house in this highly desirable cul-de-sac on the Haywards Heath/Lindfield borders which has been owned by the same family for 48 years, with tremendous potential for extending and is presented for sale in very clean and tidy order with plenty of driveway parking and a 50' x 40' rear garden.

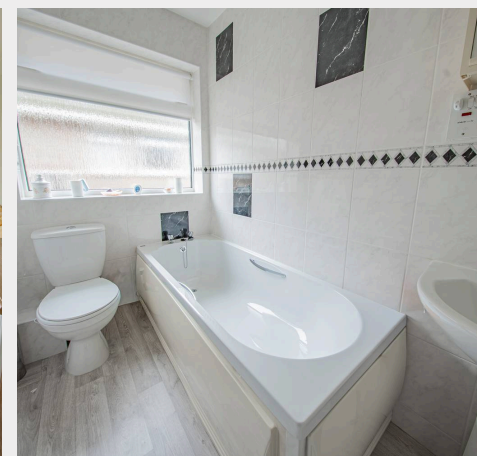
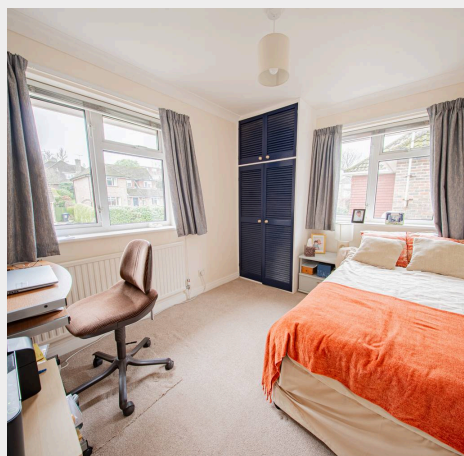
- Very clean family home in prime location
- Close to Haywards Heath Golf Club & countryside
- 1 mile walk to railway station
- 20 min walk to Lindfield High Street & schools
- Great potential for future extending STPP
- Family sized kitchen/breakfast room, cloakroom
- 4 bedrooms, bathroom, separate shower room
- Driveway parking, integral garage, carport
- Desirable cul-de-sac off Birchen Lane
- EPC rating: On order – Council Tax Band: F



Gatesmead is accessed from Birchen Lane which is off of Portsmouth Lane, on the popular northern side of Haywards Heath. Situated in a desirable location within walking distance of Haywards Heath mainline station, which provides a reliable and regular service to London Bridge /Victoria 45 minutes, Gatwick Airport 15 minutes and Brighton 20 minutes, and the picturesque Lindfield High Street with its popular range of pubs, boutique shops and restaurants and medical centre. A quiet cul-de-sac, which incorporates a children's playground, Gatesmead links via a footpath to adjoining countryside and Haywards Heath Golf Course, providing stunning countryside walks and access to Ardingly Reservoir and beyond.

Located close to two highly regarded primary schools: Lindfield Primary Academy and Blackthorns Community Primary Academy; the catchment school for secondary education is Oathall Community College. The area is also well served by numerous Independent schools which provide a school bus service with pick-up close by. Haywards Heath town centre is about 1.5 miles distance with an extensive range of shops and supermarkets (Sainsburys and Waitrose), a leisure centre and Haywards Heath 6th form college.

The A/M23 provide excellent connections by car to the South Coast and surrounding countryside and the wider road network via the M25.



Approximate Gross Internal Area

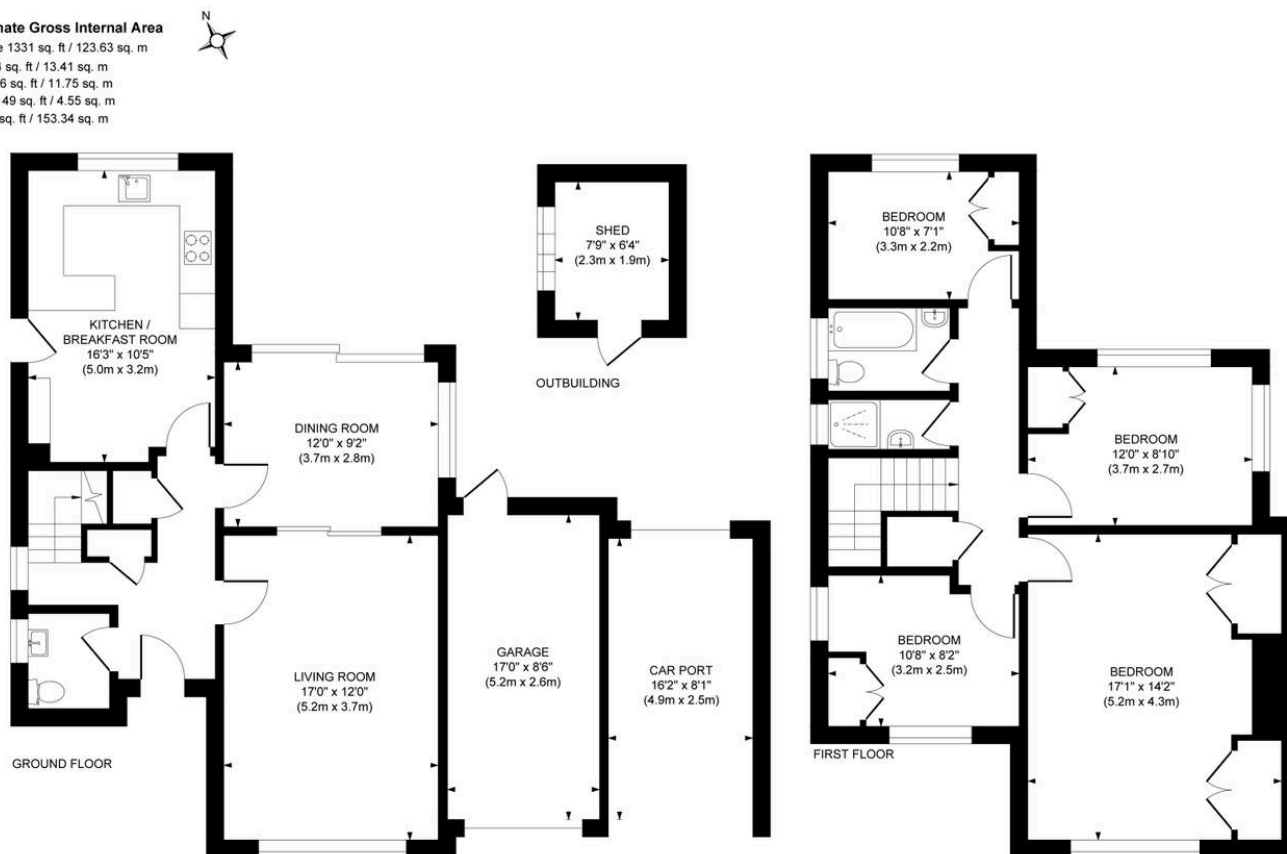
Main House 1331 sq. ft / 123.63 sq. m

Garage 144 sq. ft / 13.41 sq. m

Car Port 126 sq. ft / 11.75 sq. m

Outbuilding 49 sq. ft / 4.55 sq. m

Total 1650 sq. ft / 153.34 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.