



Rosewood Cottage, Birch Close, Haywards Heath, RH17 7ST

Guide Price £1,250,000 – £1,350,000



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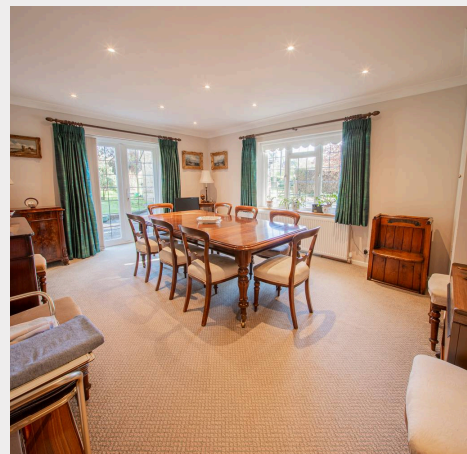
An individual 5 bedroom detached family home occupying a 0.5 acre corner plot within the Lewes Road conservation area on the town's south eastern edge close to countryside, the hospital and within easy reach of the town centre, railway station and good schools. Offering tremendous potential for enlargement STPP.

The family have owned the property for 30 years and have cared well for the house which is presented in very clean and tidy order. However, it is of that age where some updating or reconfiguration could be beneficial to create the perfect family home.

The house sits on a fabulous plot with plenty of private driveway parking, a double garage and space to build a bigger garage with a flat/office above, if required STPP. There is a covenant on the land to say you cannot build more than one dwelling on the site – See link to Property Title Register on website

These covenants are quite common and can sometimes be lifted or bought out and there is tremendous scope to build another house or two in the gardens. However, our client is not remotely interested in entering into any offers conditional on the covenant being removed or planning consent being granted.

EPC rating: D – Council Tax Band: G



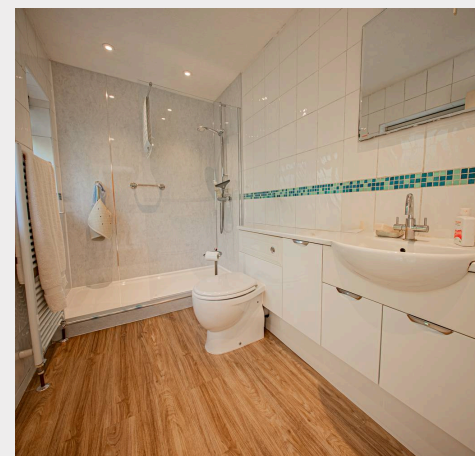
Rosewood Cottage occupies a large plot on the corner of Birch Close and the Lewes Road (A272). This select cul-de-sac is located on the town's south/eastern outskirts close to countryside. Nearby facilities including the Princess Royal Hospital, the Birch Hotel, a service station with late-night store and the Snowdrop Inn are all within walking distance. A public footpath from Lewes Road gives swift access through to Cobbetts Mead, creating a short cut through to Northlands Wood Primary School, Tesco Express, medical surgery and pharmacy. Countryside is close by. The town centre has an extensive range of shops, restaurants and cafés, a state of the art leisure centre numerous good local schools and a 6th form college. The local area is well served by numerous excellent independent schools including Great Walstead , Ardingly College, Burgess Hill Girls, Cumnor House, Worth Abbey and Handcross Park. These and some of the county's other highly regarded independent schools like Brighton College, Lancing college, Bedes and Roedean all run a school bus service with pick up points close by.

The railway station provides a fast service to London Bridge/Victoria 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 (Lewes Road) and A/M23 which lies approximately 7 miles to the west at Bolney or Warninglid

Distances: (in miles approximately)

Town centre 1.2, Railway station 2.1, A23 at Bolney 7, Gatwick Airport 15, Brighton seafront 17

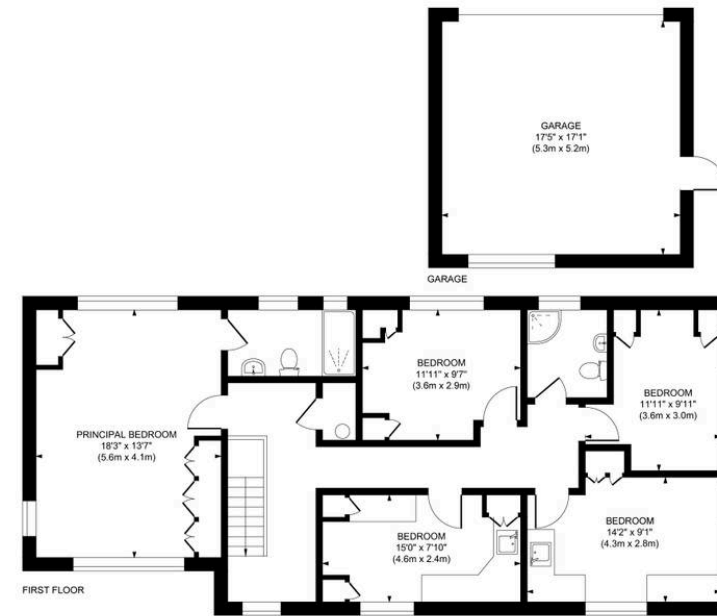
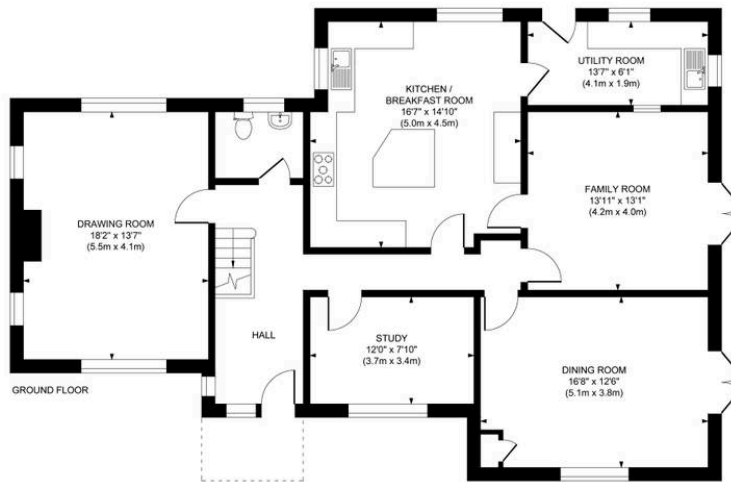


Approximate Gross Internal Area

Main House 2316 sq. ft / 215.18 sq. m

Garage 297 sq. ft / 27.66 sq. m

Total 2613 sq. ft / 242.84 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.

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