



22 Rushwood Close, Haywards Heath, West Sussex RH16 3SQ

Guide Price £425,000-£450,000 ... Freehold



**MANSELL  
McTAGGART**  
Trusted since 1947



A well presented and recently modernised 3 bedroom detached house with a driveway and garage alongside and a 30' x 25' enclosed rear garden situated in a cul-de-sac within the Northlands Wood area on the town's south/eastern outskirts close to countryside, an excellent local primary school, the hospital and within walking distance of Lindfield's pictures Village High Street and common.

- Immaculate detached house in cul-de-sac
- Modern refitted kitchen and bathroom
- Neutral decorations and floor coverings throughout
- Garage offering potential for conversion to studio STPP
- 35' x 25' fully enclosed rear garden
- Close to Northlands Wood Primary School
- Short walk of a Tesco Express and medical surgery
- Near countryside & The Snowdrop Inn pub
- 0.7 mile walk to Princess Royal Hospital
- 1.8 mile walk to the railway station
- EPC rating: D - Council Tax Band: D

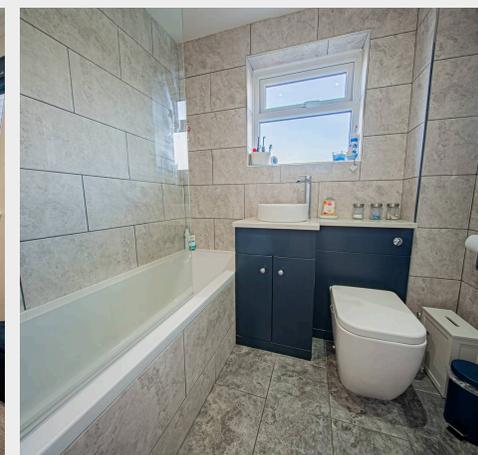


Rushwood Close is a short cul-de-sac off Beech Hill in the popular Northlands Wood area on the town's south eastern edge. Open countryside is close by and other nearby facilities include the hospital, medical centre, pharmacy, a Tesco Express store, several children's play areas and the highly regarded Northlands Wood Primary School. Children from this side of town go on to Oathall Community College with its farm in neighbouring Lindfield which is within 1 mile on foot. The town centre with its numerous shops, stores, restaurants, cafes and bars is about 1.5 miles distant. Sainsbury's Superstore and the Waitrose Store are a little further. The railway station provides fast commuter services to London, Gatwick Airport and Brighton.

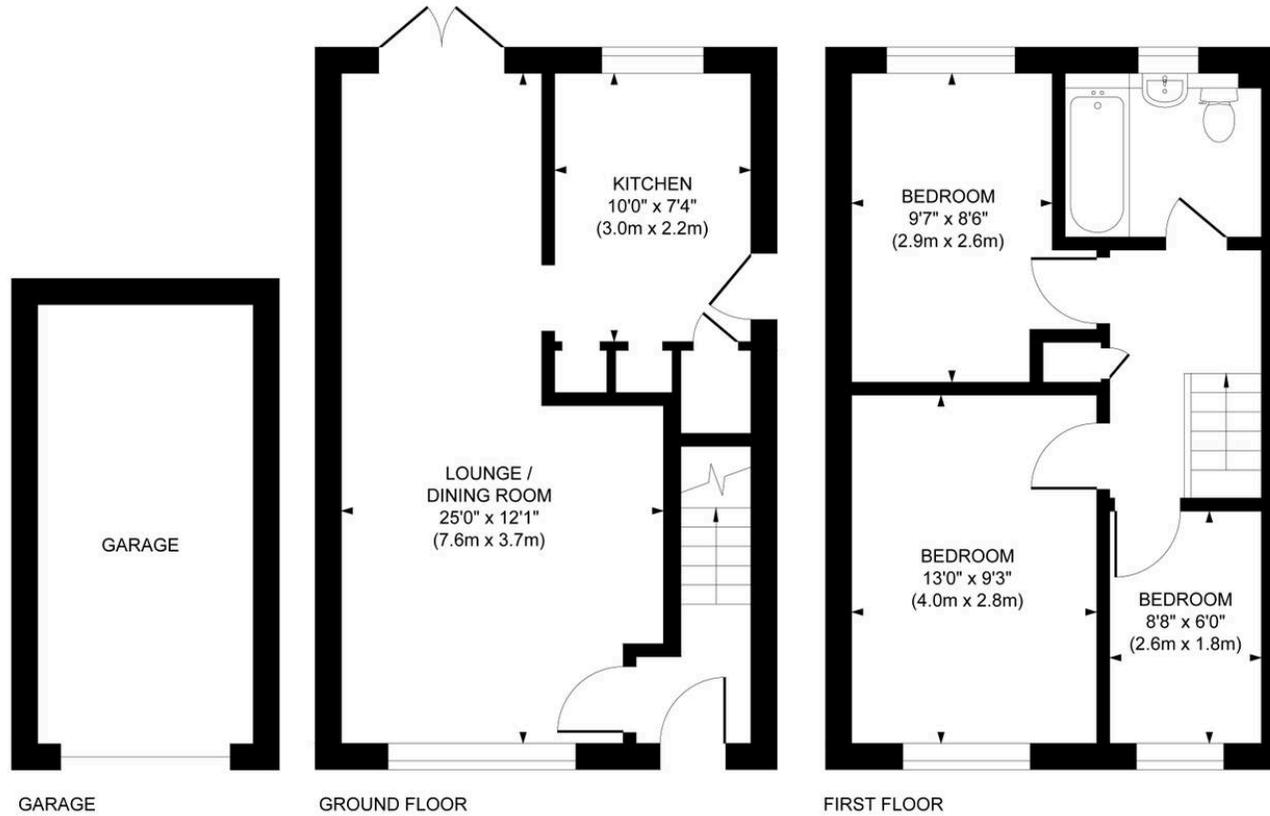
By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 7 miles to the west at Bolney or Warninglid.

**Distances (on foot/car in miles):**

Northlands Wood Primary School 250 yards  
Oathall Community College 1  
Town centre 1.5  
Railway station 2 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins)  
A23 (Bolney 7)  
Gatwick Airport 16  
Brighton Seafront 15



Approximate Gross Internal Area  
767 sq. ft / 71.32 sq. m (Excluding Garage)



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.