



7 Wivelsfield Road, Haywards Heath, West Sussex RH16 4EF

Guide Price £375,000 – £400,000



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A 3 bedroom Victorian semi-detached house occupying an enormous plot to include a 75' x 30' rear garden, plenty of driveway parking with a deep carport to the side and a garage currently used as a garden studio/playroom, in need of general modernisation throughout yet offering great potential for a sizable extension or even maybe building another house on the side, STPP.

- Victorian house on southern edge of town centre
- Requires general modernisation throughout
- Large terrace and 75' x 30' rear garden
- Great potential for extending STPP
- Driveway parking, deep carport - Garage currently arranged as a studio room
- 2 living rooms, kitchen and cloakroom
- 3 bedrooms & upstairs bathroom
- Easy walk to schools and hospital
- The current owners would ideally like to sell the house and rent it back from a new owner or vacant possession would be offered
- EPC rating D - Council Tax Band: D





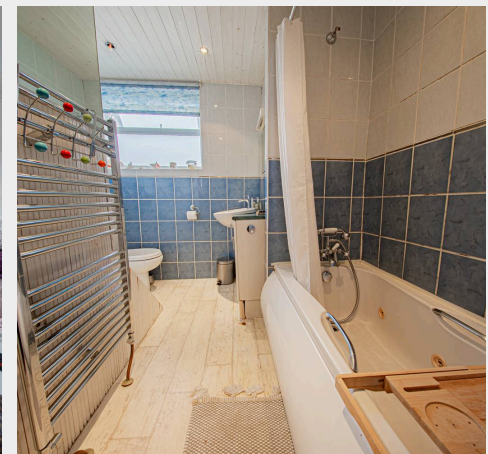
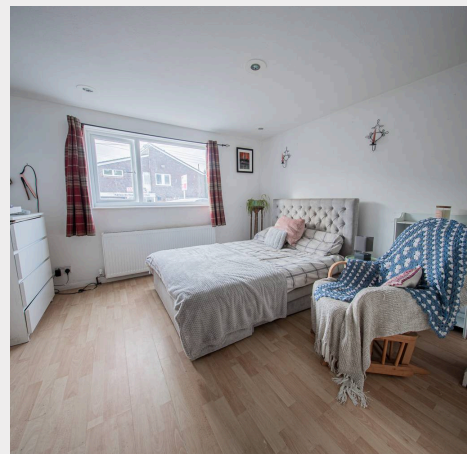
The property is located in this established area just to the south of the main town centre close to the Sainsbury's local store.

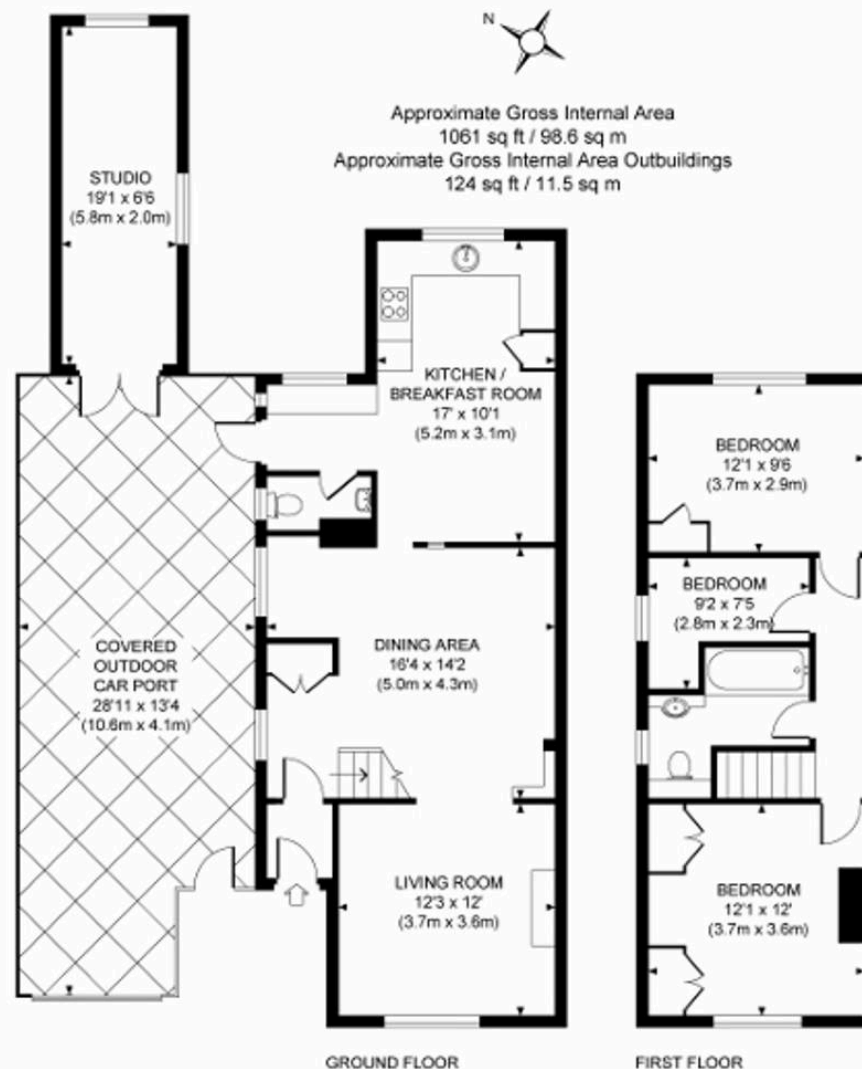
The town centre is within a third of a mile and provides an extensive range of shops, stores, restaurants, cafes and bars. The railway station is just over a mile distant and offers fast rail links to London, Gatwick and Brighton. Schools are well represented throughout the town and the property is close to several primary schools and is within walking distance of secondary schools. A regular bus service runs along the road linking with the railway station, the hospital and the neighbouring districts. The town also has a leisure centre and 6th form college.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney or Warninglid.

#### **Distances (in approximate miles)**

Princess Royal Hospital (0.5), Haywards Heath Railway Station (1.2) fast commuter services to London Bridge/Victoria (47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins), St Wilfrid's Primary School (0.5), St Joseph's RC School (0.5), Warden Park Primary Academy (0.65), Oathall Community College (1.3), Warden Park Secondary Academy (2.4).





## Mansell McTaggart Haywards Heath

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