



32 Ryecroft, Haywards Heath, West Sussex RH16 4NW
£375,000



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A 3 bedroom end of terrace house presented for sale in excellent order throughout and quietly situated in a popular cul-de-sac just to the south of Victoria Park and therefore very close to the town centre and just a 0.8 mile walk to the railway station.

- Immaculate 3 bedroom home in cul-de-sac
- Great location near the town centre
- 0.8 mile walk to the railway station
- 29' x 14' fully enclosed east facing garden
- Allocated parking & plenty of parking in cul de sac
- Lounge and separate dining area with doors to garden
- Modern kitchen and bathroom
- Double glazed windows – gas heating to radiators
- 5 minute walk into Victoria Park
- Vendors have found a new build (Quick sale available)
- Viewing highly recommended
- EPC rating: D – Council Tax Band: C

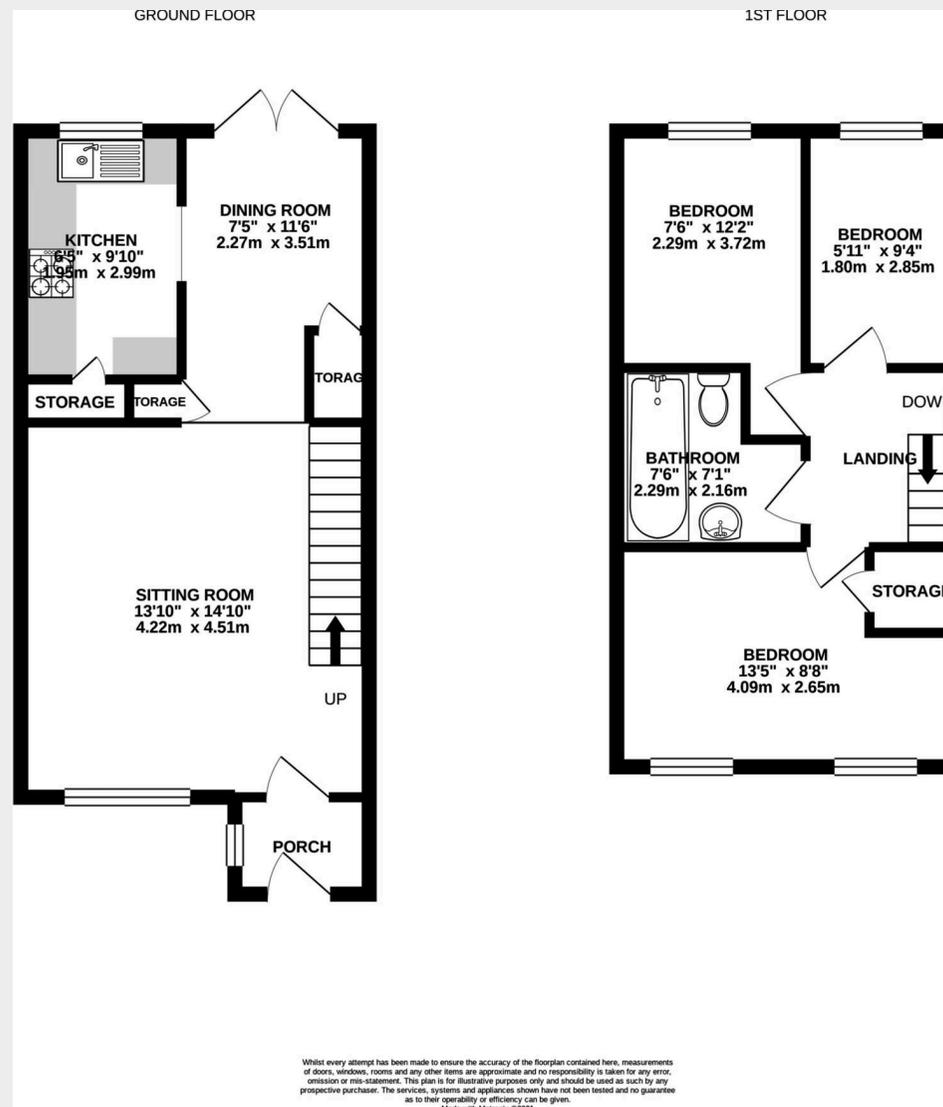


The property is situated in this popular cul-de-sac surrounded by properties of similar style and age. Ryecroft is located off Wood Ride just to the south of Victoria Park and is made up of a selection of houses and apartments which were built in the early 1980s. A footpath links with Park Road which in turn gives access to Victoria Park and also the town centre via Haywards Road. The town provides a range of shops, stores, cafes, restaurants and bars. It also offers some excellent leisure and sports facilities including a leisure centre as well as a 6th form college. The property is within walking distance of several local primary schools and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The mainline station is also within walking distance (0.8 miles) and offers fast commuter links to London. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying just over 5 miles to the west at Bolney or Warninglid.

Distances in approximate miles:-

Schools - St Wilfrid's Primary (0.9), St Joseph's RC Primary (0.5), Bolnore Village Primary (0.8 via Ashenground Woods), Warden Park Primary Academy (0.7), Warden Park Secondary Academy (2.2), Oathall Community College (1.4) Station - Haywards Heath mainline (0.8) with fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





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