



13 Greenhill Way, Haywards Heath, West Sussex RH17 7SQ

Guide Price £600,000-£625,000



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An extended and very well presented 3 double bedroom detached house occupying a large sunny plot in this popular residential neighbourhood on the town's south/eastern edge, close to countryside and the hospital, offering tremendous potential for a sizeable extension and/or garage conversion if required STPP

- Extended detached home on large plot
- Great potential for extending STPP
- 75' wide frontage & 65' x 55' rear garden
- Plenty of parking – double sized garage
- Has been extended at ground floor to rear
- Fabulous open plan lounge with wood burner
- Modern kitchen with Corian worktops
- 3 bedrooms, family bathroom, cloakroom
- New primary school to be built close by soon
- 5–10 mins walk to the Princess Royal Hospital
- EPC rating: D – Council Tax Band: E



Greenhill Way is located off Hurstwood Lane on the town's south eastern outskirts close to countryside, the hospital and within a short walk of a local shop/petrol station and Birch Hotel. The countryside close by links with Colwell Lane and woodland with footpaths leading through to Foxhill, Slugwash Lane and the villages of Wivelsfield Green & Scaynes Hill. The town centre can be accessed via a regular bus service (No. 30) and on foot in about 15/20 minutes where there is an extensive range of shops, restaurants, cafés and bars. The nearest primary schools are Northlands Wood and St Wilfrid's and children from the side of town generally go to Oathall Community college with its farm in Lindfield. A new primary school is to be built off Hurstwood Lane in the next few years. Some children from this side of town go to Wivelsfield Primary School and then go onto Chailey Secondary School in nearby South Chailey. The town also has a 6th form college and leisure centre.

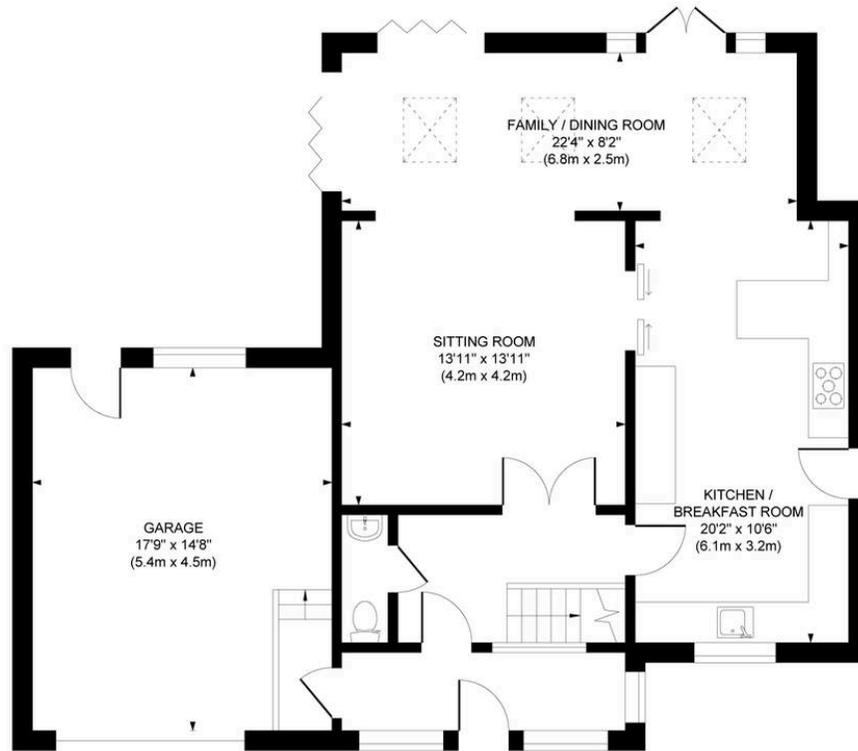
By road, access to the major surrounding areas can be swiftly gained via the A272.

**Distances in approximate miles: on (foot/by car/rail)**

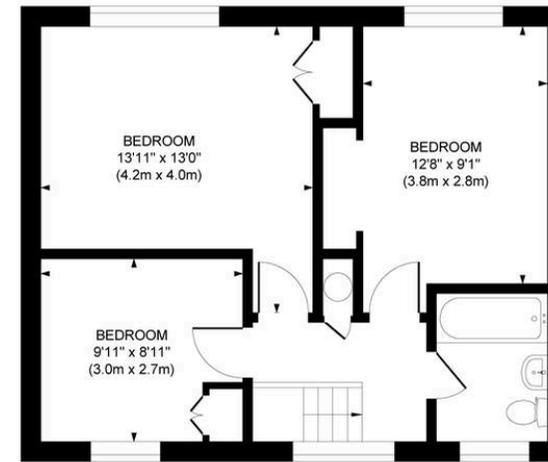
Northlands Wood Primary School 1, St Wilfrid's Primary School 0.85, Oathall Community College 1.6, Princess Royal Hospital 0.55, Haywards Heath Railway Station. 1.9 on foot and 2.3 by car. (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins.



Approximate Gross Internal Area  
1528 sq. ft / 142.02 sq. m



GROUND FLOOR



FIRST FLOOR

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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