



41 Cedar Avenue, Haywards Heath, West Sussex RH16 4UQ

Guide Price £700,000 – £750,000



**MANSELL
McTAGGART**
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A detached Flint-fronted 5 bedroom, 4 bathroom detached house occupying one of the best plots on the development enjoying a wonderful open outlook over parkland and a glorious view of the South Downs.

OFFERED FOR SALE WITH NO ONWARD CHAIN

- Attractive 5 bedroom detached family home
- Great location on this popular development
- Beautiful setting overlooking the adjoining parkland
- Magnificent views of the South Downs
- 45' wide x 34' deep fully enclosed rear garden
- Driveway parking and single garage alongside
- All 4 bathrooms & cloakroom have been refitted
- Did have planning permission (lapsed) for a rear extension and part garage conversion (plans and drawings available on website listing)
- Would benefit from fresh decorations throughout
- For sale with no onward chain
- EPC rating: on order - Council Tax Band: F



Cedar Avenue is a modern development located off Rocky Lane on Haywards Heath's southern edge. The property is ideally placed close to countryside and within walking distance of the Princess Royal Hospital and the Vale Surgery & Pharmacy. A regular bus service runs close by linking with the neighbouring districts, the town centre and the railway station.

The town centre is just over a mile and provides an extensive range of shops, stores, restaurants, cafes and bars. There is also a leisure centre and 6th form college.

By road, access to the major surrounding areas can be gained via the new Haywards Heath/A272 relief road (Rocky Lane) giving swift access out to the west linking with the A/M23 and the B2112 (Fox Hill) gives swift access to Brighton in the south. Nearby beauty spots including both Ditchling and Chailey Common Nature Reserves; the Ashdown Forest and the South Downs National Park Schools: Bolnore Village Primary; St Wilfrids Primary; St Josephs RC and Northlands Wood Primary (all approximately 1 mile distant approx.) Warden Park Secondary Academy in neighbouring Cuckfield to the west. (School bus stop close by) Station: Haywards Heath mainline station (1.5 miles distant) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Ground Floor



First Floor



Second Floor

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

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