



46 Boston Road, Haywards Heath, West Sussex RH16 3PX
£375,000



**MANSELL
McTAGGART**
Trusted since 1947



A 3 bedroom semi-detached 1950s house with a 52' x 26' south facing rear garden, plenty of driveway parking and great potential for a loft conversion (STPP) situated in this quiet road on the rejuvenated east side of town close to a small parade of shops on America Lane and within walking distance of good schools, Lindfield, village, the town centre and just 1.1 miles walk to the railway station.

- Character home on sunny south facing plot
- Would benefit from some general updating
- Located on the rejuvenated east side of town
- Easy walk via Scrase Valley nature reserve to Lindfield Village
- Close to local shops and good schools
- Plenty of private driveway parking
- Lounge and family sized kitchen/breakfast room
- 2 doubles & 1 single size bedroom
- Family shower room
- Double glazed windows – Gas heating to radiators
- EPC rating: D – Council Tax Band: C
- Great potential to extend/convert loft STPP



Boston Road is a 'horseshoe' shaped road located off America Lane on the rejuvenated east side of town. This established residential area is popular with families and commuters alike and is ideally placed within walking distance of all the town's facilities. A regular bus service runs along America Lane linking with the town centre, hospital and the railway station. There is a parade of shops on America Lane including a pharmacy and a convenience store.

The town centre is approximately 0.9 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars.

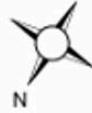
The railway station is 1.1 miles distant and offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins).

By road, access to the major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

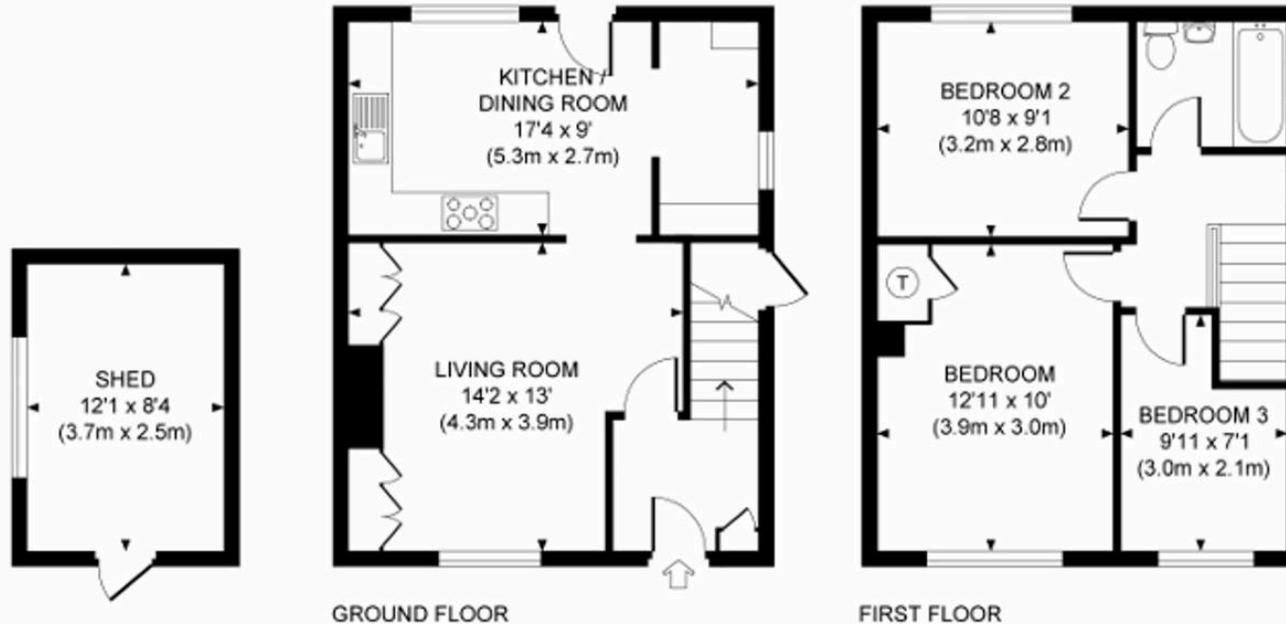
Distances in approximate miles:-

Schools: Warden Park Primary Academy (0.4 miles), St Joseph's RC Primary (0.7 miles), St Wilfrid's Primary (0.6 miles) Oathall Community College (0.8 miles)





Approximate Gross Internal Area
768 sq ft / 71.3 sq m
Approximate Gross Internal Area Outbuildings
100 sq ft / 9.3 sq m
Total Gross Internal Area 868 sq ft / 80.6 sq m



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 any 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.