



23 Courtlands, Haywards Heath, West Sussex RH16 4JD

Guide Price £400,000



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A versatile 4 bedroom town house in need of complete modernisation throughout with an extra large rear garden (L-shaped) owned by the same family since it was built in 1963, situated in a pleasant cul-de-sac off the southern end of Haywards Road within a 10 minute walk of the main town centre shops, Victoria Park and Ashenground Woods.

- Spacious home in need of modernisation
- Flexible accommodation over 3 floors
- Great potential for reconfiguration
- Long driveway and integral garage (potential to convert)
- Ground: hall, cloakroom, kitchen, dining room
- 1st: Lounge with fireplace, 2 bedrooms
- 2nd: 2 bigger bedrooms and bathroom
- 80' west facing garden (our client acquired the bottom section of the garden once owned by No. 24, making this one of the biggest plots in the road)
- For sale with no onward chain
- EPC rating: C - Council Tax Band: D



Courtlands is a cul-de-sac of properties of similar style and size located on the southern end of Haywards Road running between South Road and Ashenground Road just to the south of the main town centre. The property is ideally placed within a short stroll of the main shopping areas of South Road, The Orchards and the numerous restaurants, cafes and bars in the Broadway. Other nearby facilities include Victoria Park and Ashenground Woods with its endless walks. The railway station is just under a mile distant on foot and provides fast commuter links to London, Gatwick and Brighton. The property is within walking distance of several primary schools and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The area is also well served by some excellent independent schools including Great Walstead, Ardingly College, Cumnor House and Burgess Hill Girls. The town has numerous leisure groups, sports clubs, leisure centre and 6th form college. The property is within a short drive of several beauty spots including the South Downs National Park and both Chailey and Ditchling Common Nature Reserves. By road, access to 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.

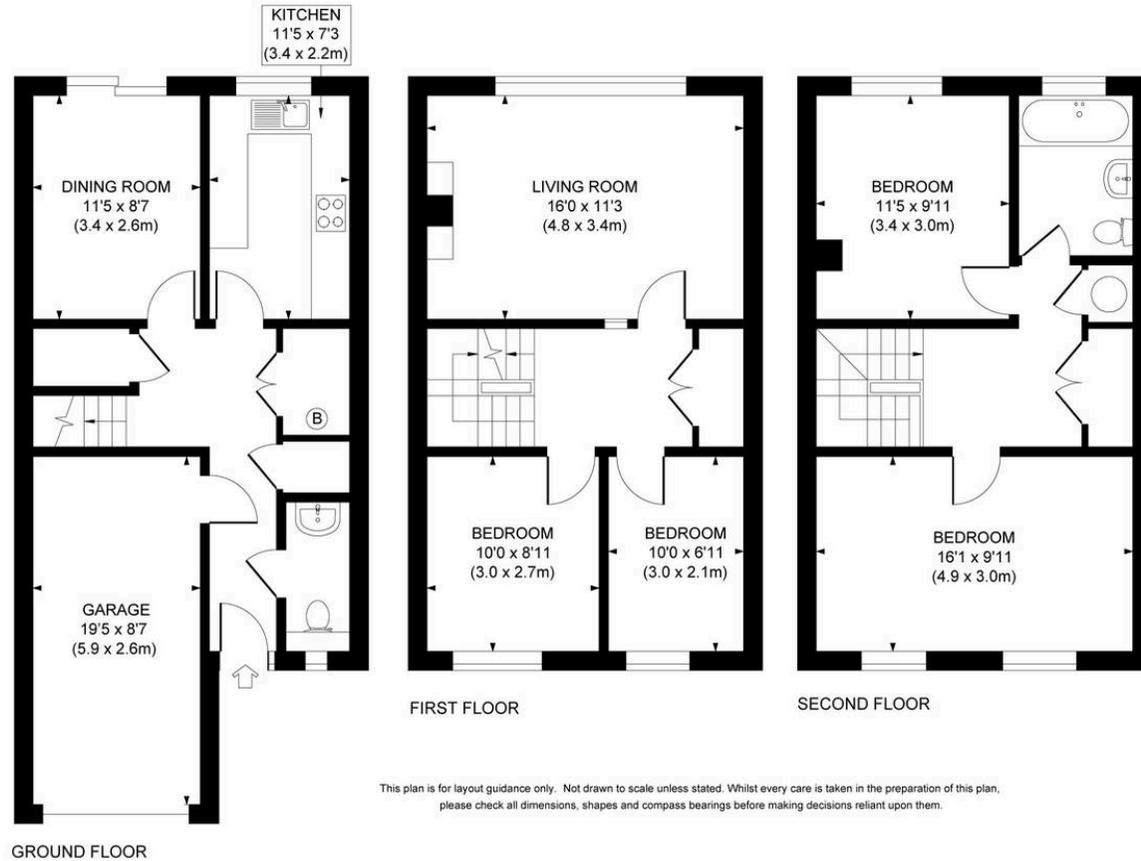
Distances in approximate miles

Primary Schools: St Wilfrid's (0.8) St Joseph's RC (0.6) Bolnore Village (0.9 via Ashenground Woods) Warden Park Primary Academy (0.8) **Secondary Schools:** Warden Park Secondary Academy in Cuckfield (1.9) Oathall Community College in Lindfield (1.5) St Paul's RC in Burgess Hill (4.6) **Station:** Haywards Heath mainline railway station (1.0) offering fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). A23 Bolney 5.5 Brighton Seafront 14 Gatwick Airport 15



Approximate Gross Internal Area

Ground Floor 369 sq. ft / 34.31 sq. m
First Floor 464 sq. ft / 43.16 sq. m
Second Floor 464 sq. ft / 43.16 sq. m
Garage 153 sq. ft / 14.25 sq. m
Total 1,450 sq. ft / 134.88 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 decisions reliant upon them.

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