



26 Orchard Close, Haywards Heath, West Sussex RH16 1UU

Guide Price £600,000 – £625,000



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A versatile detached bungalow with 3 bedrooms, 3 reception rooms, 2 bathrooms and a double garage requiring some modernisation yet offering tremendous potential to create a much bigger house by converting the attic space STPP, occupying a corner plot with plenty of private driveway parking and a very pretty rear garden. The property is located at the end of a cul-de-sac on the northern side of town within walking distance of the railway station and Harlands Primary School.

- Versatile detached bungalow on large plot
- Requires some modernisation
- Cul-de-sac location on northern side of town
- Walking distance of station & Harlands School
- Potential to add a 1st floor and create a large family house STPP
- Plenty of driveway parking
- Double garage
- Lounge with fireplace, dining room, conservatory
- Master bedroom with en-suite bathroom
- 2 further bedrooms and family bathroom
- Beautiful and secluded rear garden
- EPC rating: D - Council Tax Band: F



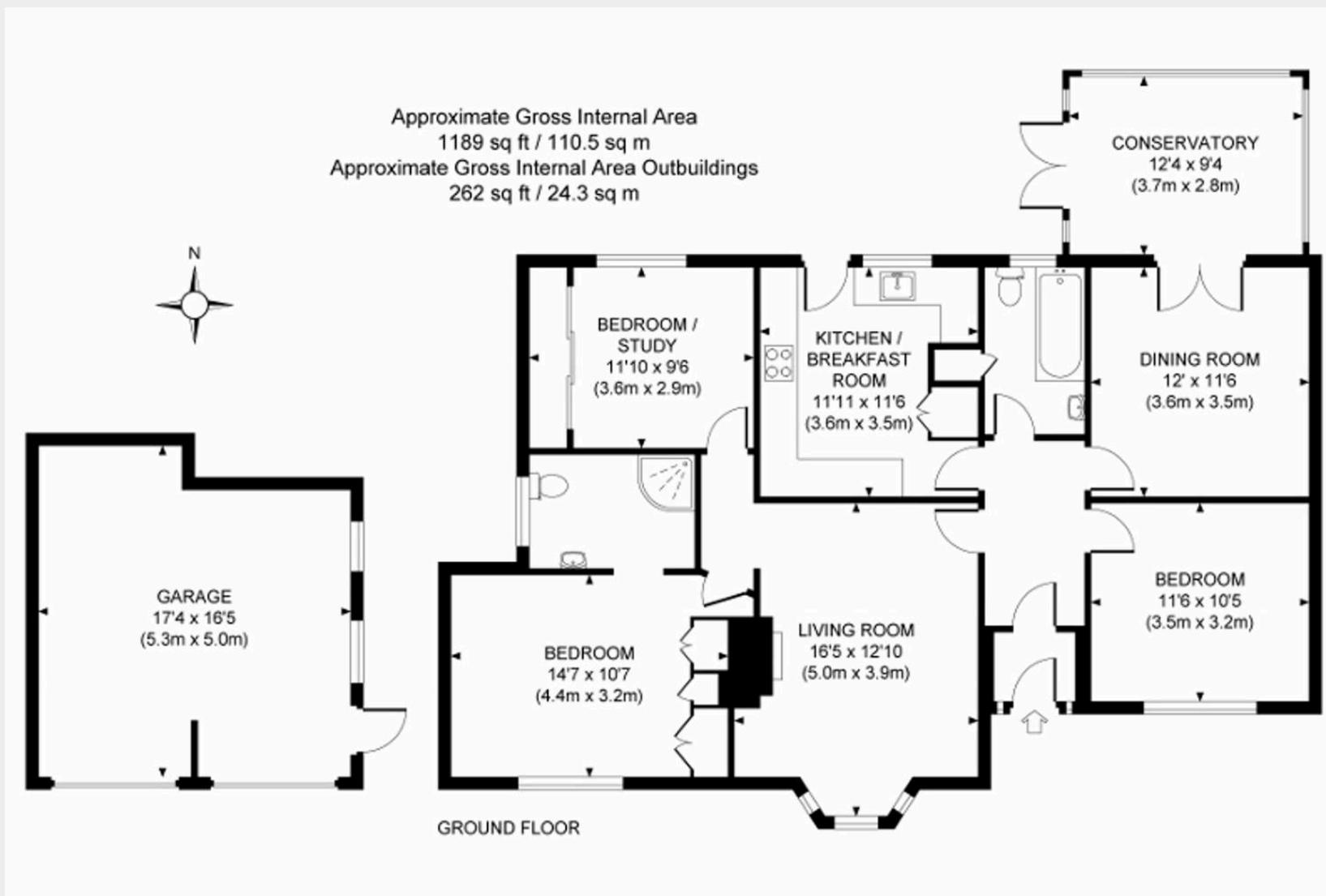
Orchard Close is located off Fairfield Way which, in turn, is located off the Balcombe Road on the northern side of town. The cul de sac is made up of mix of detached bungalows and houses and is ideally placed within an easy walk of the railway station, countryside and Harlands Primary School. Nearby facilities include the large Sainsbury's Superstore, Waitrose, several other shops and food outlets, 6th form college and the leisure centre. The town's trendy Broadway with its many restaurants, cafes and bars and the main shopping areas of South Road and the Orchards are approximately 1.2 miles to the south. Harlands Primary School is close by and children from this side of town generally fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield, although Oathall Community College with its farm is a little closer on the Lindfield borders.

By road, access to the major surrounding areas including Gatwick Airport can be swiftly gained via the A23 which lies approximately 5.5 miles to the west at Warninglid or 7.5 miles to the north at Maidenbower via the Balcombe Road.

**Distances: Approximate miles on foot/by car/ rail**

Haywards Heath railway station 0.8 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins) Harlands Primary School 0.45 Warden Park Secondary Academy 1.8 Oathall Community College 1.4 Town Centre 1.2 Gatwick Airport 12 Brighton Seafront 15 A/M23: Warninglid 5.5 or Junction 10A at Maidenbower 7.5





## Mansell McTaggart Haywards Heath

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