



3 Grainger Way, Haywards Heath, West Sussex, RH17 7DL

Guide Price **£450,000 – £475,000**



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A very big town house with a huge L-shaped garage occupying the entire lower ground floor offering potential for conversion into additional accommodation and 3 double size bedrooms on the top floor in this popular modern development just to the south of the hospital on the town's southern side.

- Spacious town house in immaculate order throughout
- Popular development within a 10 mins walk of the Princess Royal Hospital
- Original show house built around 2016
- Driveway with parking for 2 cars
- 22' x 19' 6" L-shaped garage
- 20' x 10' family sized kitchen/breakfast room leading onto garden
- Living room with Linnea electric fire
- Master bedroom with en-suite shower room
- Boiler replaced in 2023
- 36' x 21' landscaped rear garden
- The Estate service charge is currently £262 per annum (paid half yearly)
- Managed by Hunters t: 01444 254400
- EPC: C - Council Tax Band: E



Grainger Way is located off Robertson Drive on the southern side of town which, in turn, is situated just off the A272 (Rocky Lane East) relief road which runs between the Lewes Road (Birch Hotel) and Wivelsfield Road/Rocky Lane and the property is within a short walk of the hospital and countryside. The town is approximately 1.1 miles distant and has an extensive range of shops, stores, restaurants, cafes and bars with the mainline railway station being approximately 2 miles away (by car) which is within close proximity to Waitrose, Sainsbury's and a leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6 miles to the west at Bolney.

There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

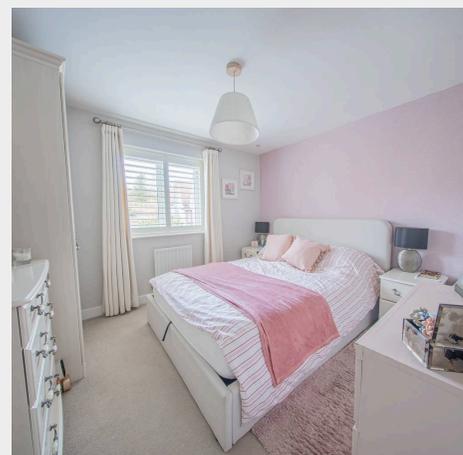
Distances: (approx miles by car)

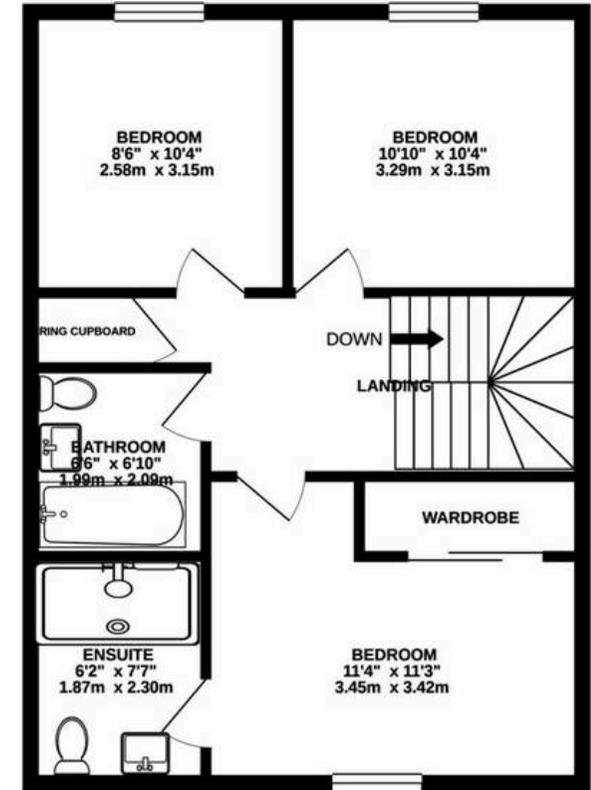
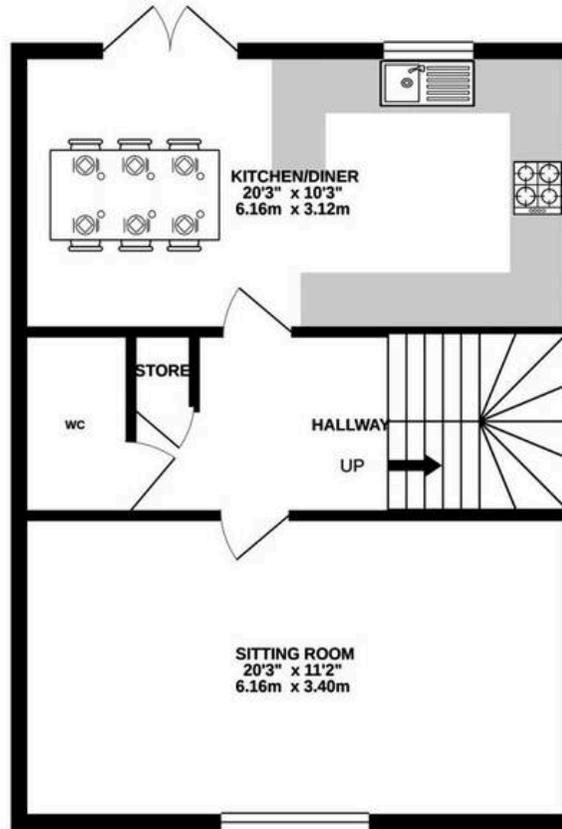
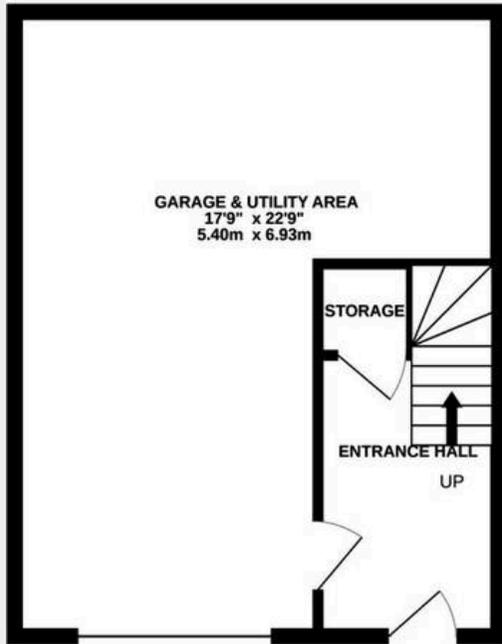
Primary Schools: St Wilfrid's Primary (1.2) St Joseph's RC Primary (1.4) Northlands Wood School (0.7) Warden Park Primary Academy (1.2)

Secondary Schools: Oathall Community College (1.5) Warden Park Secondary Academy in Cuckfield (2.5)

Railway Station (2) providing fast links to London (Victoria/London Bridge 47 mins), Gatwick (15 mins) & Brighton (20 mins)

Town Centre (1.1) Brighton Seafront (14) Gatwick Airport (16)





Mansell McTaggart Haywards Heath

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