



The Little House, Coppice Way, Haywards Heath, RH16 4NN

Guide Price £600,000-£625,000



**MANSELL
McTAGGART**
Trusted since 1947



A surprisingly spacious 3 double bedroom semi-detached house believed to date from the 1920s with grand rooms and a wealth of character features occupying a sunny south facing plot with a carriage driveway and large garage alongside tucked away in a short cul-de-sac off Wood Ride on the town's southern edge, within a short walk of the beautiful Ashenground Woods, Victoria Park, the town centre and just 1 mile from the railway station.

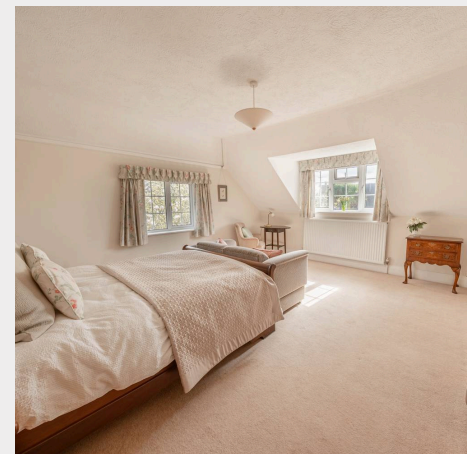
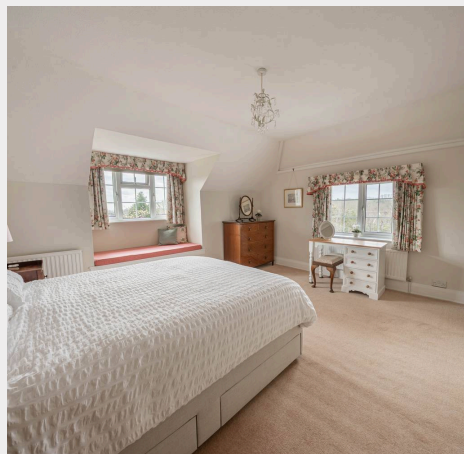
- Character semi-detached house of 1888 ft.²
- Quiet cul-de-sac on the southern side of town
- Wonderful plot with 70' x 35' south facing rear garden
- Carriage driveway for several cars
- Detached garage
- Grand entrance hall with ancient oak door
- Living room with fireplace - Dining room
- Kitchen with pantry and utility room
- Master bedroom with en-suite shower room
- 2 further large bedrooms - Family bathroom
- Immaculate throughout - some cosmetic updating required
- 5 min walk to Ashenground Woods & Victoria Park
- 1 mile walk to railway station
- Easy reach of town centre and several schools
- EPC: D - Council Tax Band: E



The property is situated in a short cul-de-sac off Wood Ride on the town's southern side, surrounded by other attractive homes. This established residential area is particularly popular with families and commuters as it is ideally placed within a very short walk of several schools, the town centre, Victoria Park, glorious woodland and a mile of the railway station on foot via Victoria Park. The town has an extensive range of shops, stores, restaurants, cafes and bars, a leisure centre and numerous sports clubs. Schools are well represented and the property is within walking distance of several primary schools including St Wilfrid's, St Joseph's and the Warden Park Primary Academy. A little further is the Bolnore Village Primary School, which is within a very pleasant walk through the Woods. Children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield. Ashenground and Bolnore Woods provide some wonderful walks and the local area has numerous beauty spots including both Ditchling and Chailey Common nature reserves, the Ashdown Forest and the South Downs National Park. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid.

Distances in miles on foot (approximately)

Bolnore Villlage Primary (0.7) St Wilfrid's C of E Primary (0.85) Warden Park Primary Academy (0.85) St Joseph's RC (0.75) Warden Park Secondary Academy (1.8) Oathall Community College (1.3) St Paul's R C Secondary College (3.5) Haywards Heath Mainline Railway Station (1) - fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

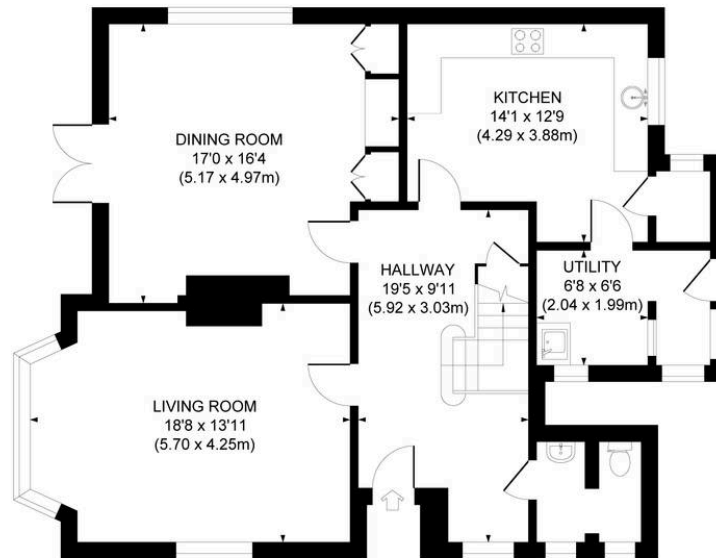
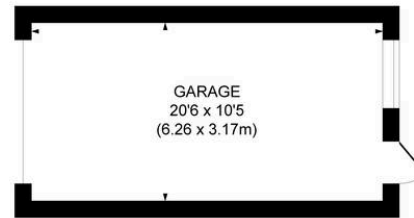


Approximate Gross Internal Area

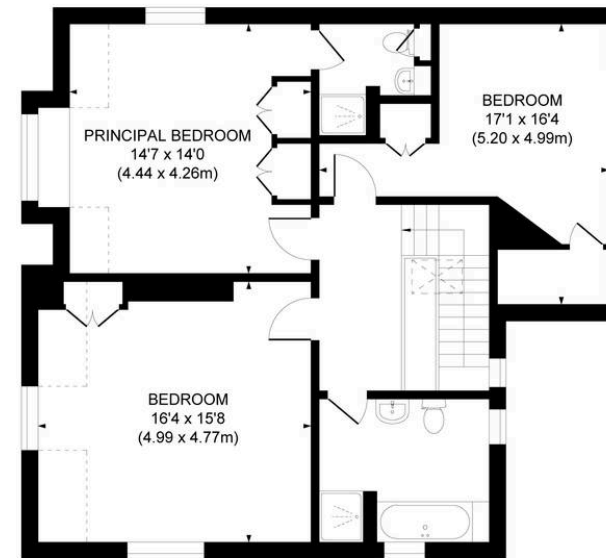
Main House 1,888 sq. ft / 175.42 sq. m

Garage 214 sq. ft / 19.84 sq. m

Total 2,102 sq. ft / 195.26 sq. m



GROUND FLOOR



FIRST FLOOR

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.

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.