



62c Queens Road, Haywards Heath, West Sussex RH16 1EE

Guide Price £500,000 - £525,000



**MANSELL  
McTAGGART**  
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A brand-new 3 bedroom detached house with a 45' x 34' L-shaped south/west facing rear garden hidden away down a driveway away from traffic within a 0.3 mile walk of the railway station, local schools and a 15 minute walk into Lindfield Village.

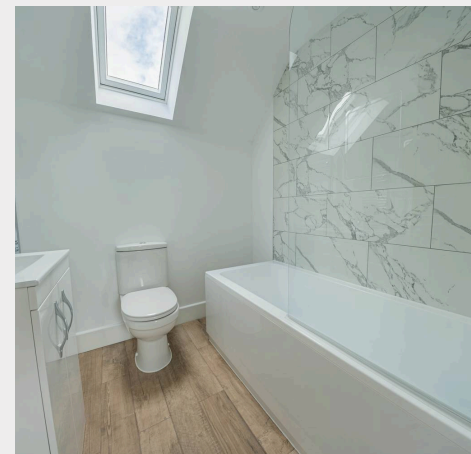
- Brand-new detached house in quiet setting
- 0.3 mile walk to the railway station
- Hidden away down a driveway off Queens Road
- Fabulous open planned living area
- 2 sets of doors out to sunny gardens
- Master bedroom with en-suite shower room
- 2 further double sized bedrooms & bathroom
- Private parking for 2 vehicles alongside
- 45' x 34' L-shaped garden with paving/astroturf
- 10 Year Build Guarantee
- Ready for immediate occupation
- EPC rating: C



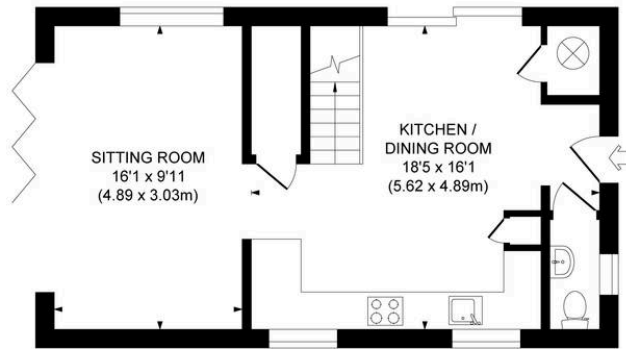
The property is situated down a driveway between 60 & 62 Queens Road within a 0.3 mile walk of the railway station. Queens Road is one of the most popular roads in the station area and nearby facilities include an array of shops and food outlets by the railway station including Waitrose, Sainsbury's superstore, Clair Park, 6th form college and the Dolphin Leisure Centre is also close by. Children from this side of town generally fall into the catchment area for the primary schools in Lindfield but the property is also within comfortable walking distance of Harlands Primary in Penland Road. They go onto Oathall Community College with its own farm which can be easily accessed from an alley way off West Common. The town centre is about 0.75 miles to the south where there are numerous shops and stores whilst the fashionable Broadway is a little closer with its selection of restaurants, cafes and bars.

The railway station is within 500 yards and provides fast commuter links to London Bridge/Victoria in 45 mins, Gatwick airport 15 mins and the south coast at Brighton 20 mins.

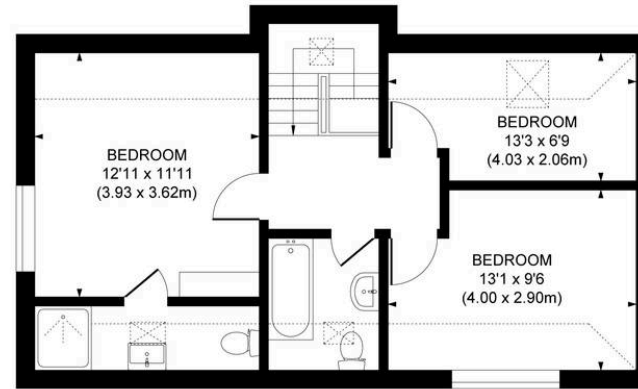
By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, Hanlye Lane, the A272 and the A/M23, which lies about 5.5 miles to the west at Warninglid or 8.5 miles to the north at Maidenbower (Junction 10A).



**Approximate Gross Internal Area**  
1,005 sq. ft / 93.43 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.

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