



91 Vale Road, Haywards Heath, West Sussex RH16 4JG

Guide Price £335,000 - £350,000



**MANSELL
McTAGGART**
Trusted since 1947



A generously proportioned 2 double bedroom end of terraced house set back behind a green on the southern side of town with a 46' x 25' south/east facing garden presented in very clean and tidy order throughout.

- Big 2 bedroom double end of terraced house
- 46' x 25' south/east facing rear garden
- Great setting behind a green
- Lounge with doors out to the rear garden
- Family sized kitchen/breakfast room
- 2 generous double bedrooms – bathroom
- Easy walk to town, schools and hospital
- 1.3 mile walk to the railway station
- Internal viewing highly recommended
- EPC rating: C – Council Tax Band: C



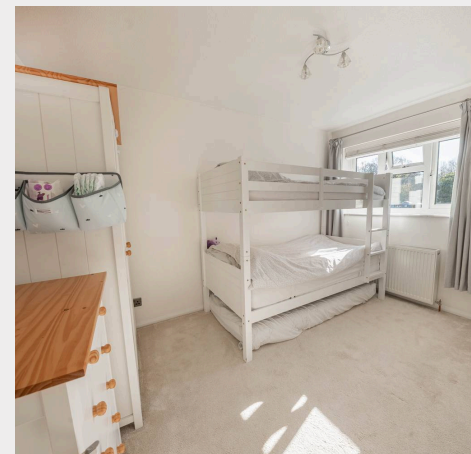
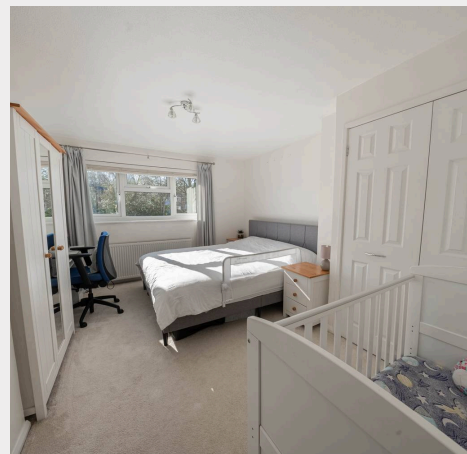
Vale Road runs between Ashenground Road and Sheppeys on the town's southern side close to the Vale surgery and pharmacy. A regular bus service runs along the road linking with the town centre, railway station, hospital and neighbouring districts. The town centre is within a mile where there is an extensive range of shops, stores, restaurants, cafes and bars.

Schools are well represented throughout the town and the property is within walking distance of several primary schools. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. Oathall Community College with its farm is also within easy reach. The station can be swiftly accessed on foot via Victoria Park and is under 1.5 miles distant.

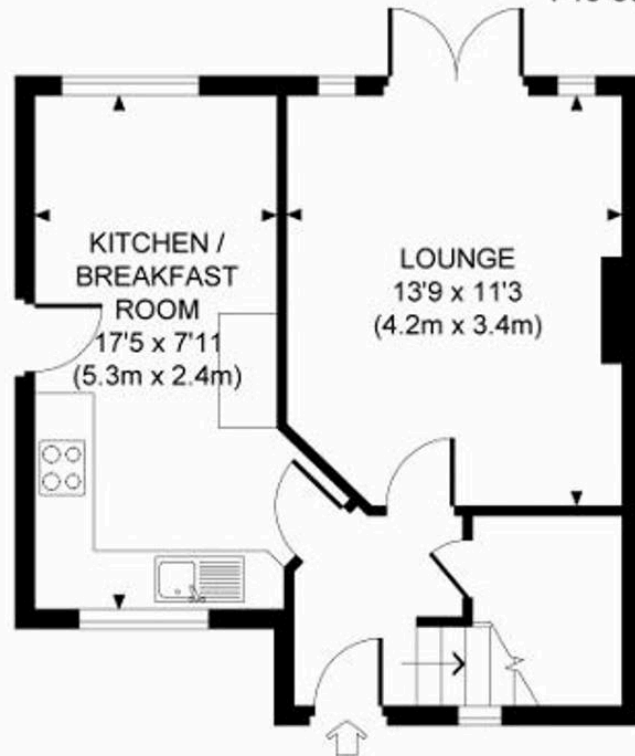
By road, access to the major surrounding areas can be swiftly gained via the new A272/town relief road, the B2112 and the A/M23, the latter lying about 6.5 miles to the west at Bolney or Warninglid.

Distances (in miles on foot/car)

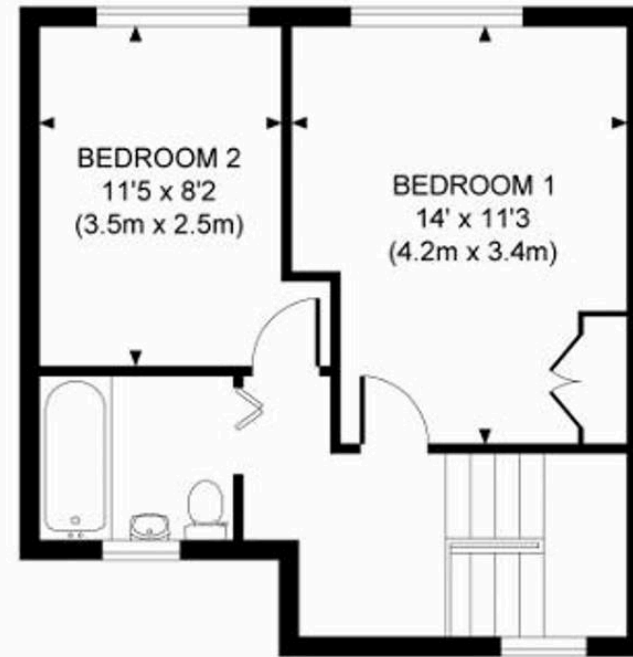
St Wilfrid's Primary Academy 0.7, St Joseph's RC Primary School 0.7, Warden Park Primary Academy 0.8, Oathall Community College 1.6, Warden Park Secondary Academy 2.5 (closer via Ashenground Woods), Haywards Heath Railway Station 1.5, Brighton Seafront 14, Gatwick Airport 19



Approximate Gross Internal Area
743 sq ft / 69.0 sq m



GROUND FLOOR



FIRST FLOOR

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.