



**35 Vale Road, Haywards Heath, West Sussex RH16 4JF**

Guide Price **£425,000-£450,000**



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McTAGGART**  
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A considerably extended 3 bedroom semi-detached bungalow occupying a corner plot with plenty of driveway parking and a garage/store in this established residential area on the southern side of town within walking distance of the main shopping areas, hospital and schools.

- Bungalow on large corner plot
- Extended to create an enormous living and dining room
- Versatile layout with up to 3 bedrooms
- Modern kitchen and shower room
- 80' x 15' side garden with parking for 3 cars
- Garage/workshop and brick outhouses
- Brand new boiler installed (2026)
- Would benefit from some updating
- Potential to convert loft if required STPP
- Easy walk to town centre and hospital
- For sale with no onward chain
- EPC rating: New one on order
- Council Tax Band: D

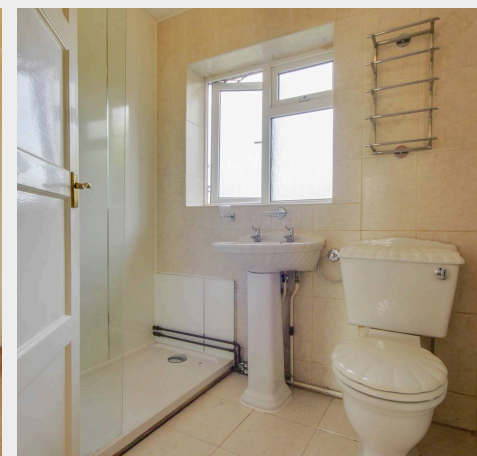
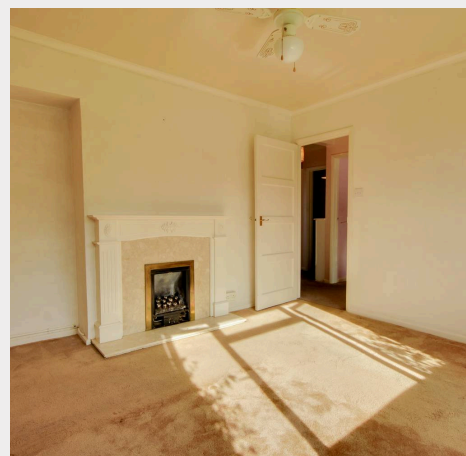


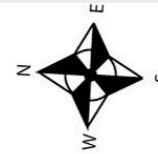
The property is situated on Vale Road which runs between Ashenground Road and Sheppeys just to the south of the town centre and is within walking distance of the Princess Royal Hospital, several primary schools, the main shopping centre, Victoria Park and the ancient Ashenground Woods. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield and catch a bus (a bus service runs along the road). The town has several large parks, a leisure centre, a 6th form college and the railway station which is 1.2 miles on foot provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins.

By road, access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23 which lies about 5.5 miles to the West at Bolney or Warninglid.

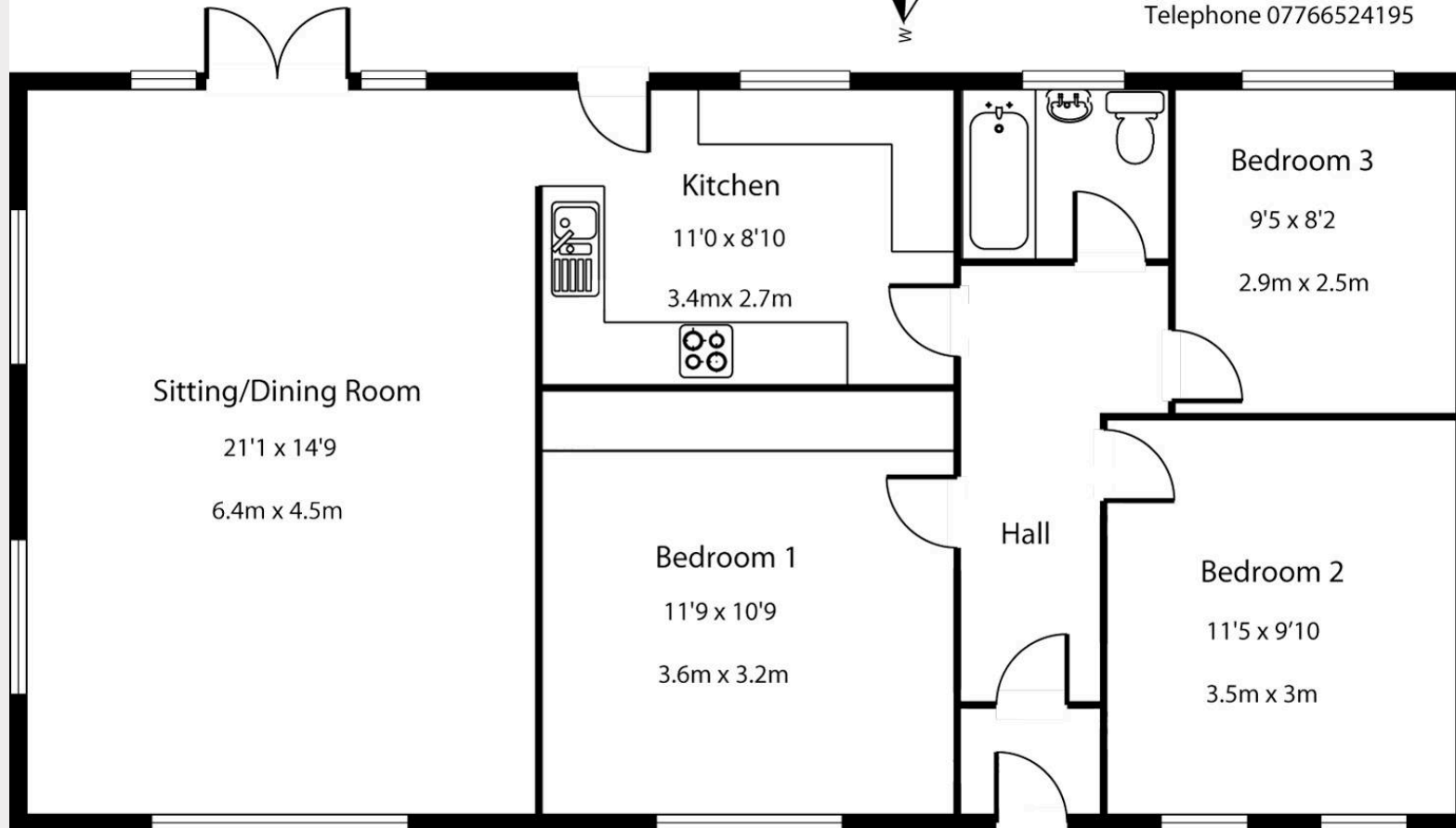
#### **Distances (in miles on foot/car)**

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





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This plan is for layout guidance only, not to scale.  
Please check all dimensions and shapes,  
before making any decisions reliant upon  
them.

Approximate gross internal floor area: 859 Sq. Ft/ 80 Sq. M

## Mansell McTaggart Haywards Heath

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