



47 Ashenground Road, Haywards Heath, West Sussex RH16 4PS

Guide Price £450,000

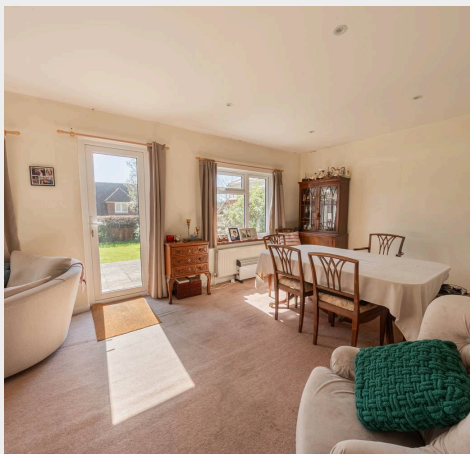


**MANSELL
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An older style semi-detached 3 double bedroom house occupying a fabulous plot to include a 65' x 35' south facing rear garden, plenty of driveway parking and a garage situated in this established residential area within a short walk of the town centre, local schools, Ashenground Woods, hospital and just 1 mile from the railway station.

- Character home believed to date from the 1950s
- Offered for sale with no onward chain
- Great potential for extending STPP
- Long driveway and garage alongside
- 65' x 35' fully enclosed south facing garden
- Full width lounge/dining room with fireplace
- Large hall, cloakroom, separate kitchen
- 3 large double sized bedrooms & bathroom
- Would now benefit from general updating throughout
- EPC rating: E - Council Tax Band: D



The property is located towards the eastern end of Ashenground Road which is located just to the south of the main town centre. Ashenground Woods is close by providing some wonderful walks and the property is also close to Victoria Park.

The town centre is within a 5/10 minute walk where there is an extensive range of shops and stores whilst the trendy Broadway is a little further on with its numerous restaurants, cafes and bars. There are 3 primary schools within a 10/15 minute walk and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield although some children also go to Oathall Community college with its farm in in Lindfield, which is a little closer.

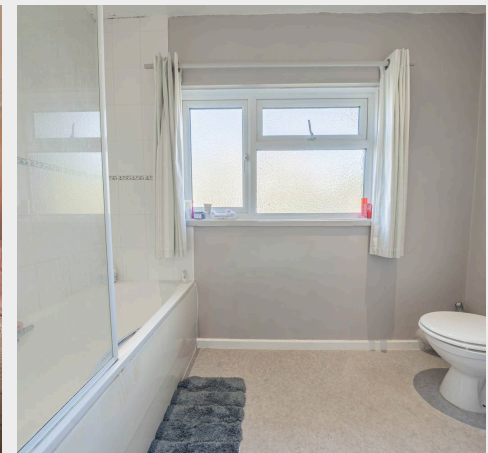
By road access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

Distances (approx miles on foot/car/train)

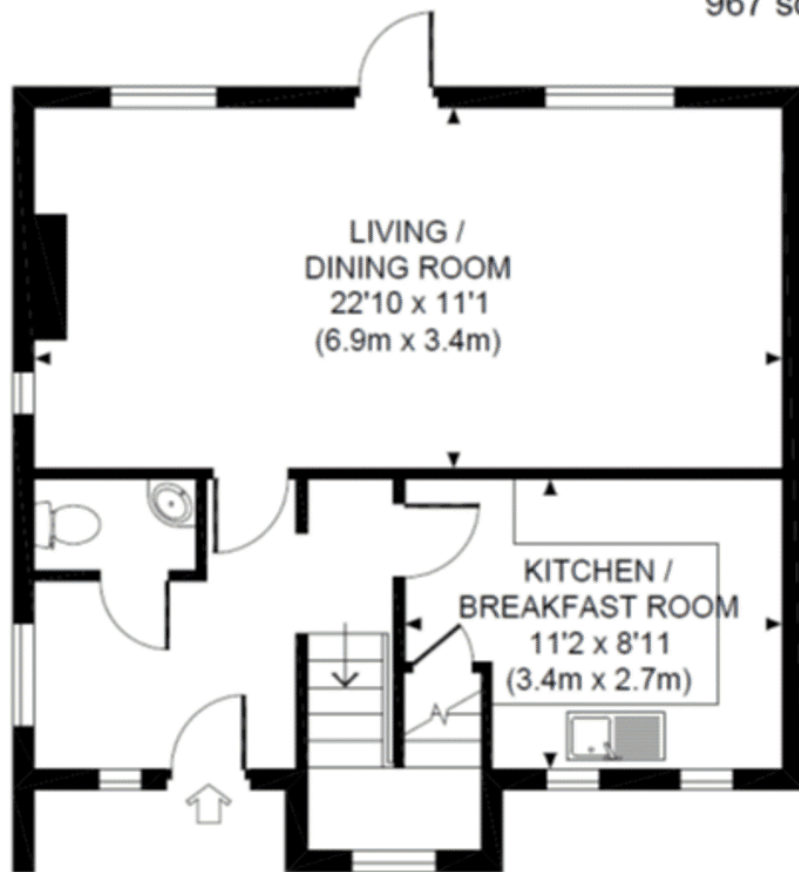
Primary schools : St Wilfrids 0.6, St Joseph's RC 0.5, Warden Park Academy 0.7, Secondary schools: Oathall Community College 1.3, Warden Park Academy 2.1, St Paul's RC in Burgess Hill 5.9

Railway Station 1.1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins)

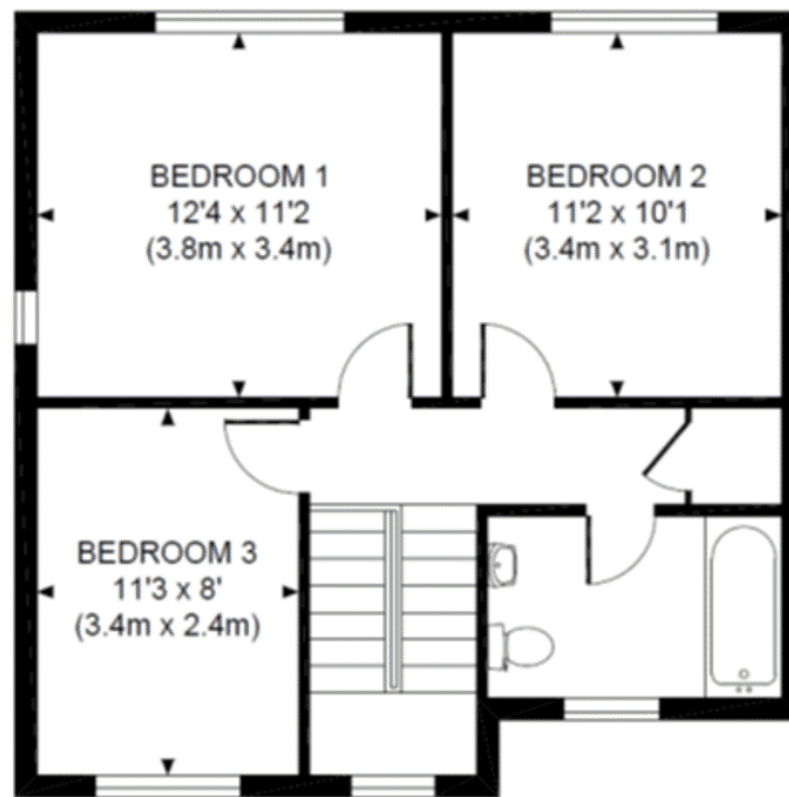
Gatwick Airport 14, Brighton 14, A23 – Bolney 6



Approximate Gross Internal Area
967 sq ft / 89.8 sq m



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Haywards Heath

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