



14 Rothley Chase, Haywards Heath, West Sussex RH16 3PE

Guide Price £400,000 – £425,000

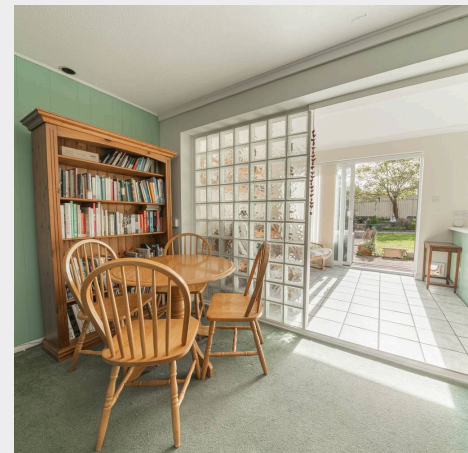


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A 3 double bedroom mid-terrace house with an extended ground floor and a 49' x 19' rear garden situated in a cul-de-sac in the popular Priory area, close to the town centre, several schools, the hospital and just 1 mile on foot to the railway station.

- 3 double bedroom terrace in cul-de-sac
- Ground floor extended to create a bigger kitchen/living area
- Garage has been divided to create 2 storage areas
- 49' x 19' east facing rear garden
- Very clean & tidy - requires some updating
- Private driveway parking and front garden
- Walking distance of all town facilities
- For sale with immediate vacant position
- EPC rating: C - Council Tax Band: D



Rothley Chase is a cul-de-sac of similar size houses located off Priory Way just to the south east of the main town centre and is therefore within a short walk of the shops, several local primary schools and the hospital. The town has an extensive range of shops and stores whilst the trendy Broadway has an international array of restaurants, cafes and bars. Children can walk to several primary schools and there is a shortcut to Oathall Community college with its farm in neighbouring Lindfield. Some also choose to go to the Warden Park secondary academy in Cuckfield.

By road, access to the major surrounding areas can be easily gained via the A272 and A/M 23 which lies about 5.5/6 miles to the west at Bolney or Warninglid

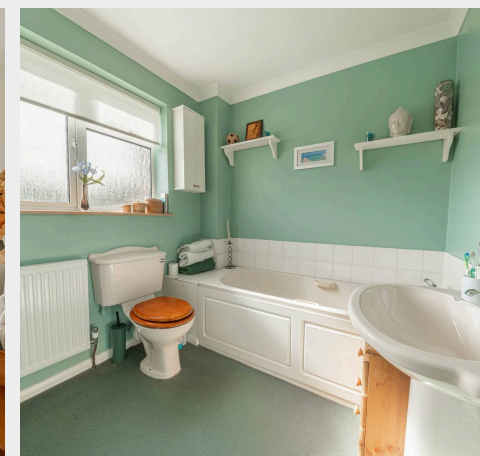
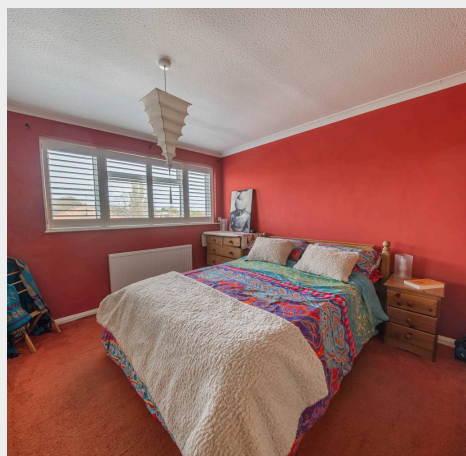
#### **Distances (approx miles on foot/car/rail)**

**Primary schools:** St Wilfrid's 0.65 St Joseph's RC 0.4, Warden Park Academy 0.55

**Secondary schools:** Oathall Community College 1, Warden Park Academy 2.2

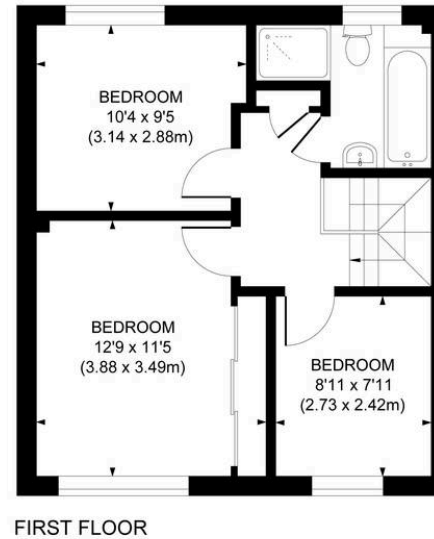
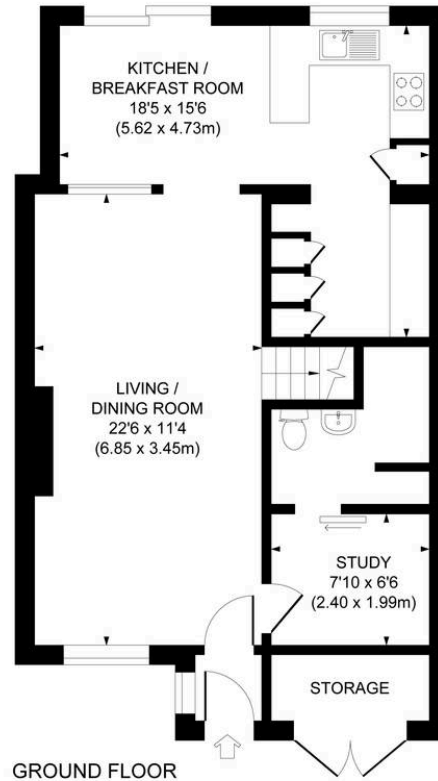
**Railway station** 1.1 (London bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins)

A23 Warninglid/Bolney 5.5-6, Gatwick Airport 14, Brighton seafront 15.



**Approximate Gross Internal Area**

1,052 sq. ft / 97.74 sq. m



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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