



14 North Road, Haywards Heath, West Sussex RH16 3NH

Guide Price £450,000

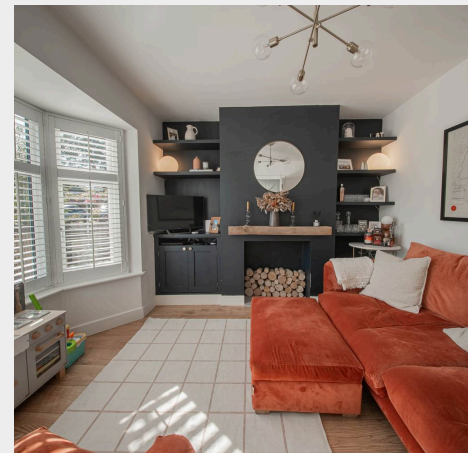


**MANSELL
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An absolutely amazing 2/3 bedroom 1930s semi-detached character house which has been the subject of a fabulous modernisation and enlargement programme to create a very high-quality home with a separate detached garden studio situated in this established area within a short walk of St Wilfrid's School, the Princess Royal Hospital and town centre

- An outstanding 2/3* bedroom house
- Fantastic detached garden studio room
- Enormous extended kitchen/living area with bifold doors to garden
- Kitchen has all usual integrated appliances
- Separate lounge with bay window
- * 2 double bedrooms with small 3rd bedroom/dressing room/box room
- Family bathroom
- Plenty of potential to extend/loft conversion STPP
- Driveway parking - Side garden - Raised garden by studio
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: C



North Road is a continuation of the northern end of Eastern Road and joins Western Road and is, in turn, located on the south eastern side of the town centre.

This popular and established residential area is particularly popular with family due to its close proximity to the highly regarded St Wilfrid's Primary School and those working at the Princess Royal Hospital. Children from this side of town go onto Oathall Community College in Lindfield which has a farm. We are fortunate to have another very good secondary school in Warden Park located in the neighbouring village of Cuckfield.

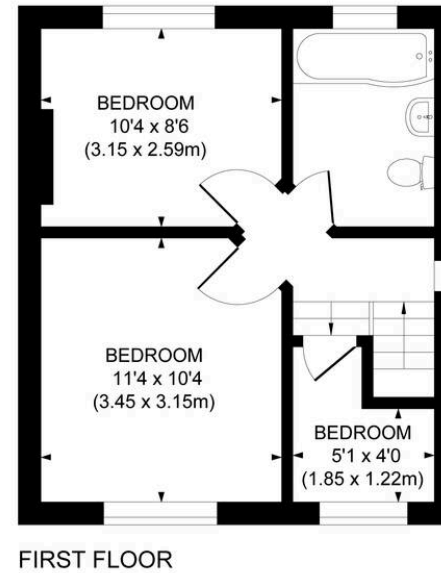
The town centre is within a 15 minute walk where there is an extensive range of shops, stores, restaurants, cafes and bars. The town also has a 6th form college, leisure centre, numerous parks and some glorious countryside close by.

The railway station is within a 1.2 mile walk and provides fast commuter services to London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins.

By road, access to the major surrounding area can be easily gained via the A272, B2112 and A/M23 which lies about 6 miles to the west at Bolney for Warminglid.



Approximate Gross Internal Area
820 sq. ft / 76.20 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.

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

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