



11 Vermont Place, Haywards Heath, West Sussex RH16 3UW

Guide Price £550,000 – £575,000

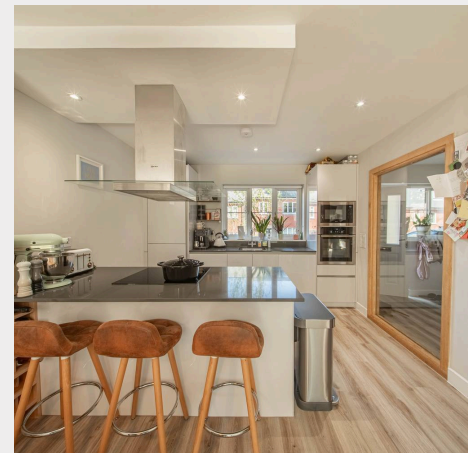
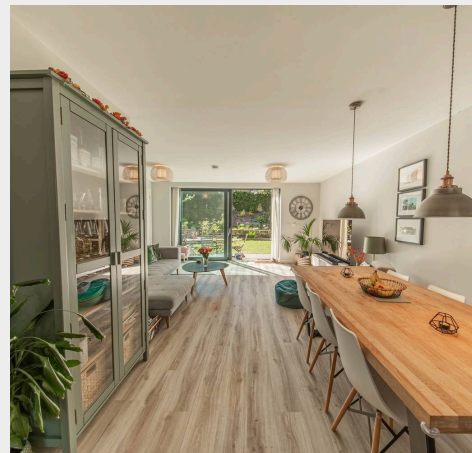


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An absolutely immaculate 4 double bedroom detached town house of 1440 ft.<sup>2</sup> hidden away in the corner of a cul-de-sac on a sunny west facing plot on the town's eastern side, within walking distance of several primary schools, the hospital, the town centre and just a 1.2 mile walk of the railway station.

- Deceptively spacious detached house
  - Quiet cul-de-sac off Western Road
  - Occupying a generous & sunny corner plot
  - 2 parking spaces directly in front
  - EV charging point
  - Huge open plan kitchen/living area
  - Sliding doors leading onto gardens
  - Enormous top floor master bedroom suite
  - 3 further big bedrooms and family bathroom
  - 40' x 40' max west facing rear garden
  - Additional 30' x 17' side garden with shed
  - Easy walk to all town amenities & schools
  - EPC rating: B - Council Tax Band: F
  - Estate charge: £300 for the current year
- The Vermont Place Management Co.  
(consisting of the 14 properties and the Physio Centre) all own an equal share in the development.

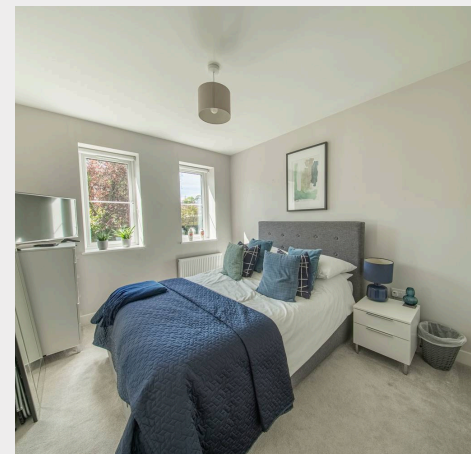


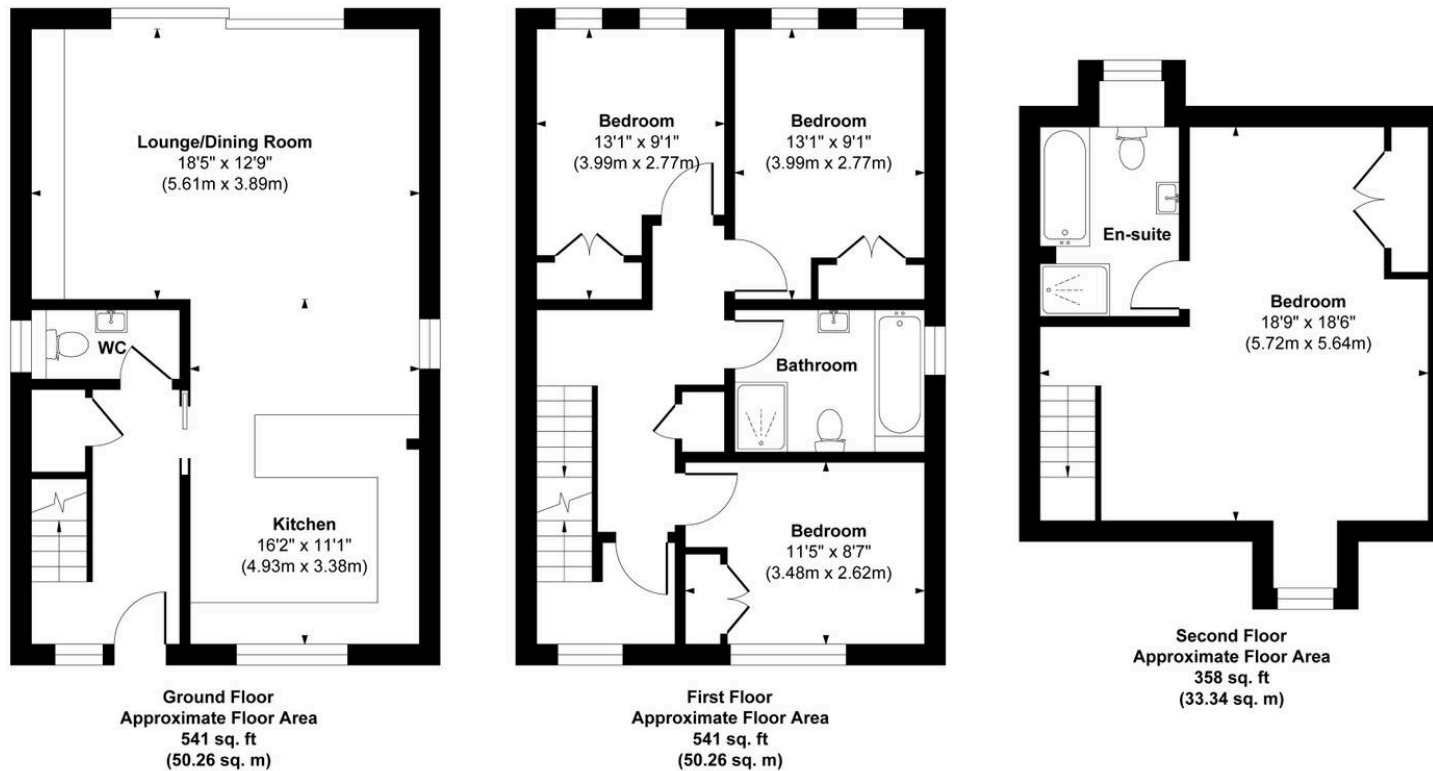
Vermont Place is nestled away off Delaware Road, which is a new cul-de-sac off Western Road, east of the town centre.

This private development is ideally situated within walking distance of 3 primary schools, including St Wilfrid's, St Joseph's and Warden Park Primary Academy. Oathall Community college is also a short walk away.

While there are plenty of local shops nearby, the main town centre is just a 15 minute walk. A bus service runs along Western Road. You will also find several large parks, a leisure centre, a 6th form college and several supermarkets.

The railway station is 1.2 miles on foot and provides fast commuter links to London (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





**Approx. Gross Internal Floor Area 1440 sq. ft / 133.86 sq. m**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

**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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