



MANSELL
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FOR SALE

6 Penn Crescent, Haywards Heath, West Sussex RH16 3HN

Guide Price £350,000-£375,000



**MANSELL
McTAGGART**
Trusted since 1947



A very big 2 double bedroom semi-detached house which has been the subject of numerous improvements in the last two years occupying a good plot with a 55' by 35' max triangular shaped rear garden situated on the rejuvenated eastern side of town within an easy walk of the railway station, good schools and Lindfield Village via the adjacent Scrace Valley nature reserve.

- Semi-detached house on rejuvenated side of town
- Refitted kitchen and bathroom
- Immaculate and neutral decorations throughout
- Sitting room with fireplace and doors to garden
- Kitchen with some appliances
- Utility/cloakroom
- Plenty of private driveway parking
- Potential for extension STPP
- Big front and rear gardens
- Easy walk to Lindfield's picturesque Village High Street via the nature reserve
- 0.8 mile walk to the railway station
- Close to several good schools
- EPC rating: C - Council Tax Band: C

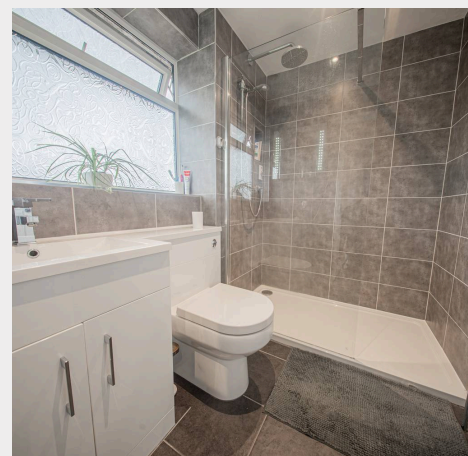
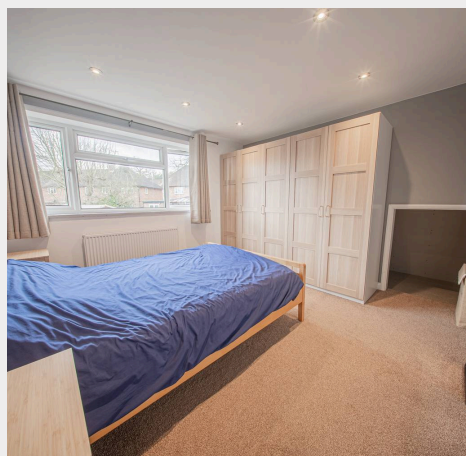


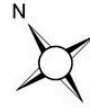
Penn Crescent is located off Washington Road on the town's rejuvenated east side on the borders of Lindfield Village very close to the Scrace Valley nature reserve which provides a pleasant walk through to Lindfield's picturesque village High Street where there are numerous shops, boutiques, restaurants, the Common and duck pond.

There are several primary schools within walking distance and the property is close to the rear entrance of Oathall Community College with its farm. The town centre is about 1 mile where there is an extensive range of shops, restaurants, cafes and bars.

The railway station is just 0.8 miles walk via Clair Park which provides a fast service to London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins). The town has numerous large parks, a leisure centre and a 6th form College.

By road, access to the major surrounding areas, Gatwick Airport, Brighton and the M25 can be gained via the B2112, A272 and A/M23 which lies about 6 miles to the west at Bolney or Warringlid.





Approximate Gross Internal Area
794 sq ft / 73.8 sq m



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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