



**17 Nursery Close, Haywards Heath, West Sussex RH16 1HP**

Guide Price **£575,000 – £600,000**



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A 3 bedroom, 3 reception room detached house with a 35' x 32' south facing rear garden tucked away in a cul-de-sac on the desirable western side of town, within a short walk of the railway station, town centre, good schools and countryside.

- Detached house in quiet cul-de-sac
- Prime position on the west side of town
- 0.4 mile walk to the railway station & Broadway
- 3 separate reception rooms - kitchen
- 3 bedrooms and 1 bathroom
- Front garden – driveway for 3 cars
- Attached garage (potential for conversion STPP)
- South facing rear garden arranged on 2 levels
- Harlands Primary & Warden Park Secondary Academy School catchment
- No onward chain
- EPC rating: C – Council Tax Band: E

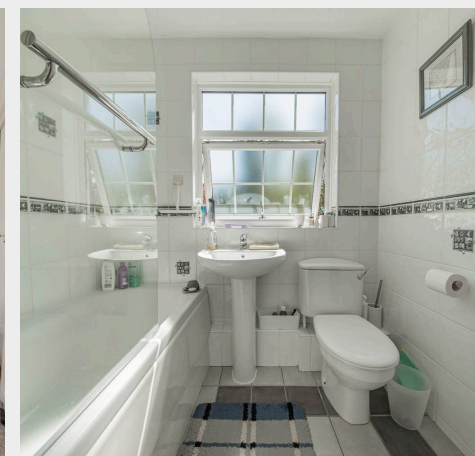
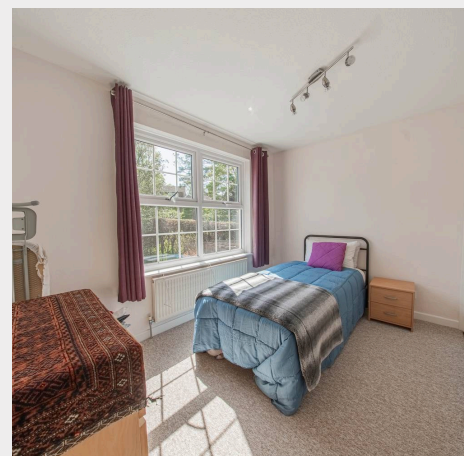
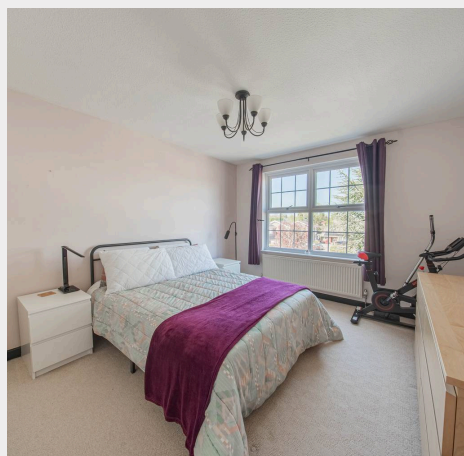


Nursery Close is located off Sergison Close which in turn is located off Sergison Road on the town's desirable west side. The railway station, leisure centre, the Broadway, town centre, schools and glorious countryside are all within a short walk. The town has a varied range of restaurants, cafés, bars and shops. The leisure centre and 6th form college are within a 10 minute walk and there are numerous sports clubs and leisure groups in the district. Children from this side of town fall into the catchment area for Harlands Primary School in Penland Road and go onto Warden Park Secondary Academy in neighbouring Cuckfield which is easily accessed on foot via an alleyway at the top of Nursery Close and Sergison Close. The Paiges Meadow and Blunts Wood nature reserve are also within a 10/15 minute walk.

By road access to the major surrounding areas can be swiftly gained via the A272 and A/M23 what lies about 5.5 miles to the west at Bolney.

**Distances in approximate miles on foot/car/rail:**

Haywards Heath railway station 0.6, The Broadway & town centre 0.5, Harlands Primary School 0.85, Warden Park Secondary Academy School 1.5, Gatwick Airport 13, Brighton Seafront 15, A23 Bolney 5

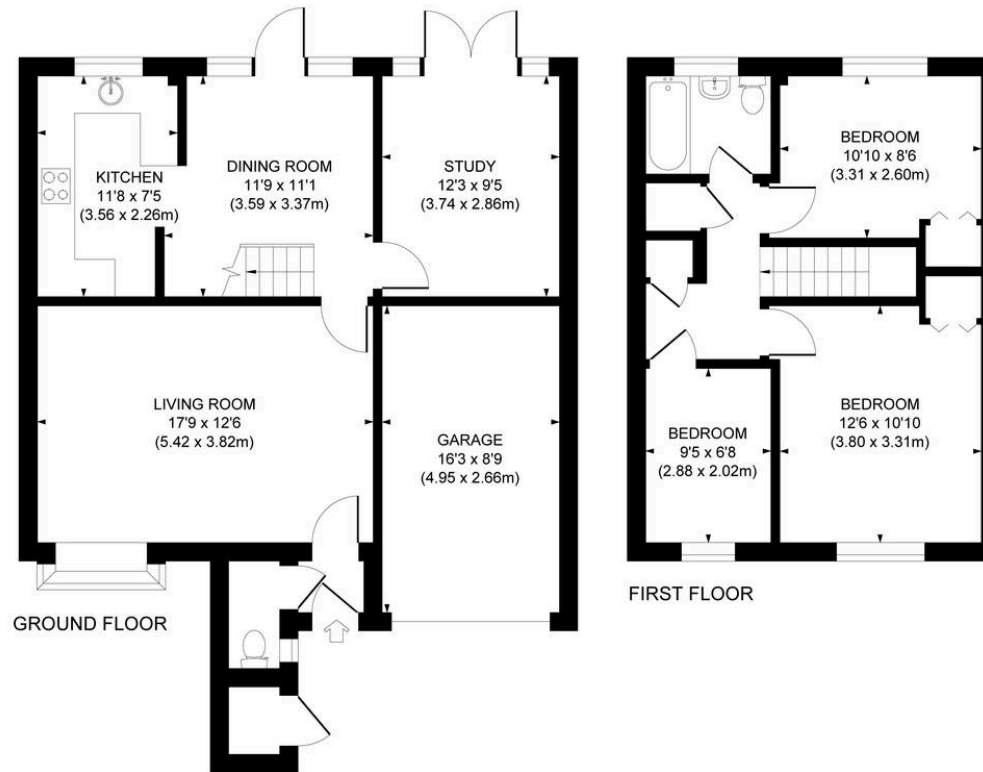


**Approximate Gross Internal Area**

Main House 1,048 sq. ft / 97.35 sq. m

Garage 152 sq. ft / 14.14 sq. m

Total 1,200 sq. ft / 111.49 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

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