



8 Gower Road, Haywards Heath, West Sussex RH16 4PJ

Guide Price £525,000 - £550,000

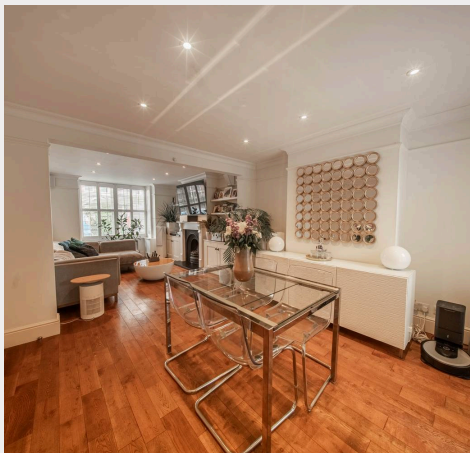


**MANSELL  
McTAGGART**  
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A nicely presented Victorian semi-detached character house with spacious accommodation over 3 floors retaining a wealth of the original character features and benefiting from a south/west facing courtyard garden and a parking space to the front, situated in a town-centre location within a short walk of all the shops, Victoria Park, several schools and just a 0.8 mile walk of the railway station.

- Attractive Victorian semi-detached house
- Retaining a wealth of character features
- Huge double aspect lounge/dining room with fireplace
- Fabulous kitchen/breakfast room
- Stunning ultra modern bathroom
- 3 double sized bedrooms over 3 floors
- 35' x 18' mainly paved south/west facing garden
- Potential for further extending/bigger loft STPP
- Driveway parking for one car
- Very close to Victoria Park & town centre
- 0.8 mile walk to railway station
- Easy reach of several primary schools
- EPC rating: D - Council Tax Band: D



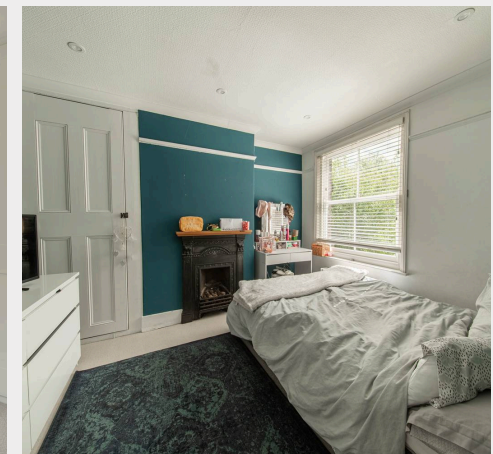
The house is situated at the western end of Gower Road within a 3 minute walk of the glorious Victoria Park and main shopping area of South Road. The Orchards Shopping Centre and Broadway are a few minutes further on where there is an extensive range of restaurants, cafés and bars.

The railway station is 0.8 miles distant and provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and the south coast at Brighton in 20 mins.

There are several schools within walking distance including St Wilfrid's, St Joseph's RC Primary and the Warden Park Primary Academy School. Oathall Community College with its farm in Lindfield is the closest school. However, some children go to Warden Park Secondary Academy school in Cuckfield.

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

Primary Schools: St Wilfrid's (0.5) St Joseph's RC (0.5)  
Warden Park Junior Academy (0.5) Secondary Schools: Oathall Community College (1.3) Warden Park Secondary Academy (2.0) St Paul's RC in Burgess Hill (5.9) Haywards Heath 6th Form College (1.2) Railway Station 0.8 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) Gatwick airport (14) Brighton seafront (14) A23 – Bolney (6)





## Mansell McTaggart Haywards Heath

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