



9 Lowfield Road, Haywards Heath, West Sussex RH16 4DW

Guide Price £400,000 – £425,000

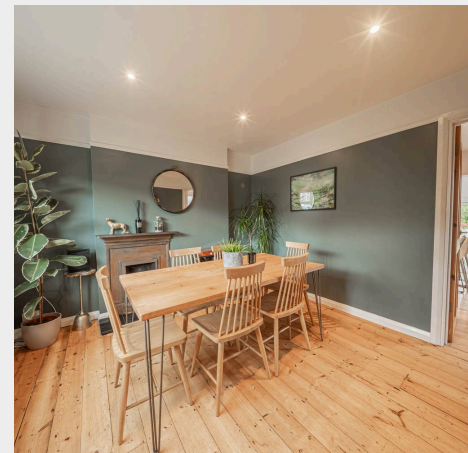


**MANSELL
McTAGGART**
Trusted since 1947



A charming 2 bedroom, 2 bath/shower room semi-detached character cottage with an extended ground floor offering wonderful accommodation and an 80' x 19' rear garden in this cul-de-sac on the southern side of town within a short walk of the hospital, town centre and just a 1.2 miles walk to the railway station. An internal viewing is highly recommended.

- Character cottage in cul-de-sac within short walk of hospital and town centre
- Extended on ground floor
- Potential for further extending STPP
- Lounge with fireplace, large kitchen/dining room and second living area
- New LED lights in kitchen and dining room (2025)
- New carpets on stairs, landing and bedroom 2 (2025)
- Refitted ground floor shower room (April 2026)
- Generous 80' x 19' fully enclosed rear garden
- Outside storage cupboard with power and plumbing
- Private driveway parking and front garden
- Easy walk to several schools
- 1.2 mile walk to the railway station
- EPC rating: D - Council Tax Band: C



The property is located in a cul-de-sac just to the south/east of the town centre between the main shopping areas and the hospital, with a regular bus service running from Franklynn Road linking the station and neighbouring districts. Local facilities include a Co-op and late night petrol station. Within a 5/10 minute there is the main shopping areas of South Road, the Princess Royal Hospital, Birch Hotel and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.3 miles).

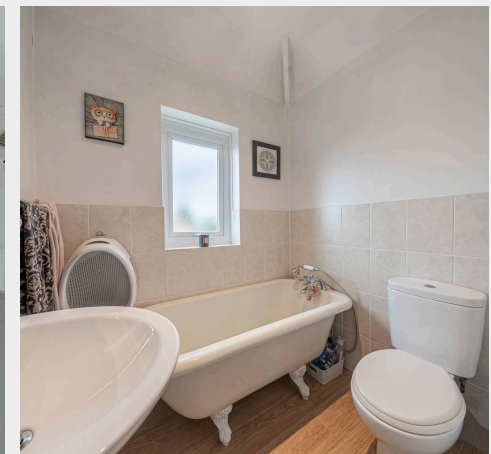
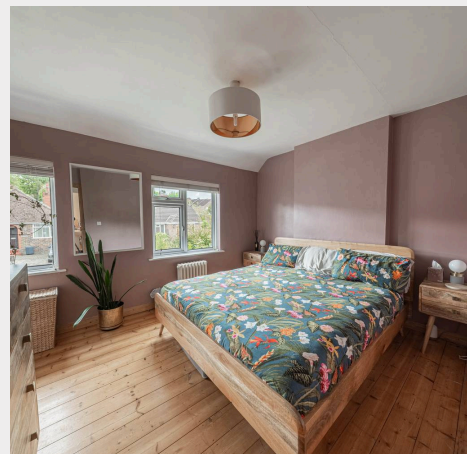
The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs and a state of the art leisure centre.

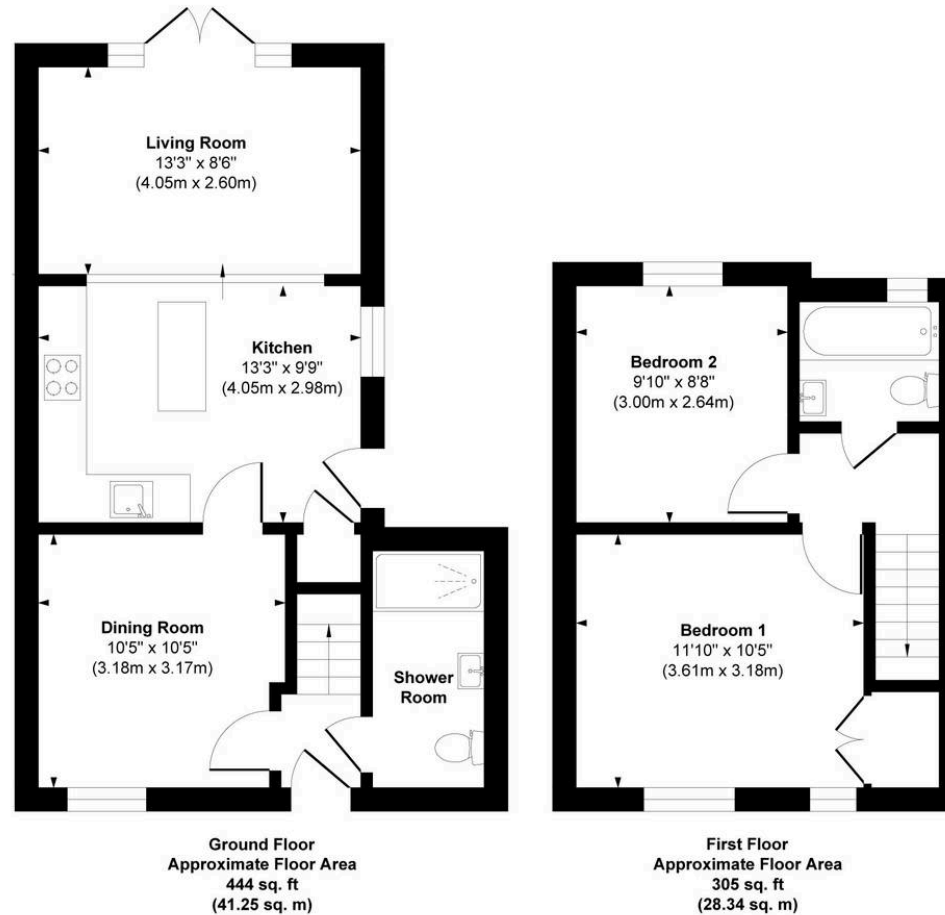
The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and there is a Sainsbury's Superstore just a little further on under the railway bridge.

By road, access to the major surrounding areas can be gained via the B 2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

Distances (in approximate miles on foot/train/car)

Schools: St Wilfrid's Primary (0.4), St Joseph's RC Primary (0.5), Northlands Wood Primary (0.8), Warden Park Primary Academy (0.6), Warden Park Secondary Academy (2), Oathall Community College (1.3) Haywards Heath Railway Station (1.2), Waitrose (1.2), Sainsbury's Superstore (1.25), Gatwick Airport (14), Brighton seafront (14), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north





Approx. Gross Internal Floor Area 749 sq. ft / 69.59 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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.