



15 Bruce Close, Haywards Heath, West Sussex RH16 4QE

Guide Price **£500,000 – £550,000**

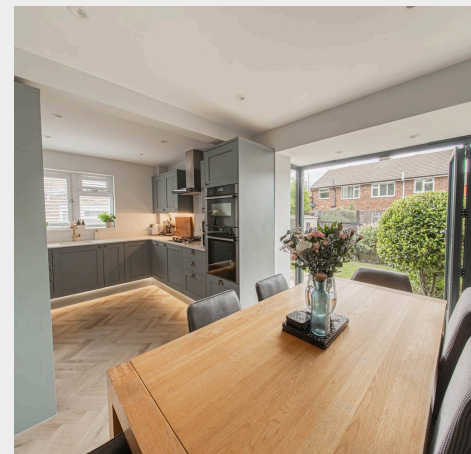


**MANSELL
McTAGGART**
Trusted since 1947



A beautifully presented 3/4 bedroom semi-detached house which has been the subject of major refurbishment and enlargement in recent years, to create a fabulous family home, situated in a cul-de-sac to the south of the town centre and within walking distance of the main shopping areas, several schools and just over a mile to the railway station.

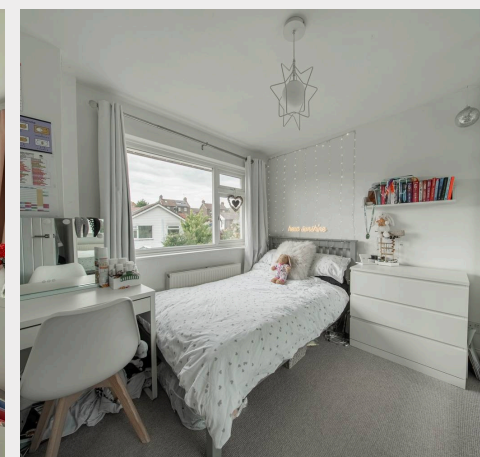
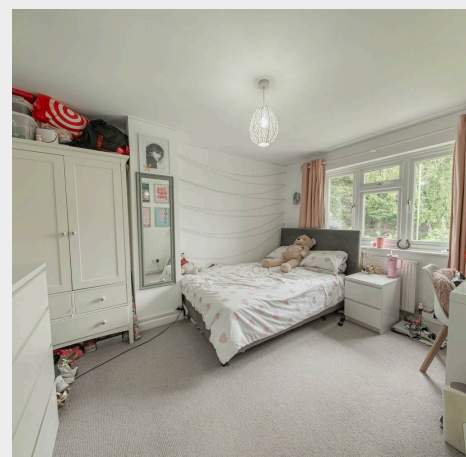
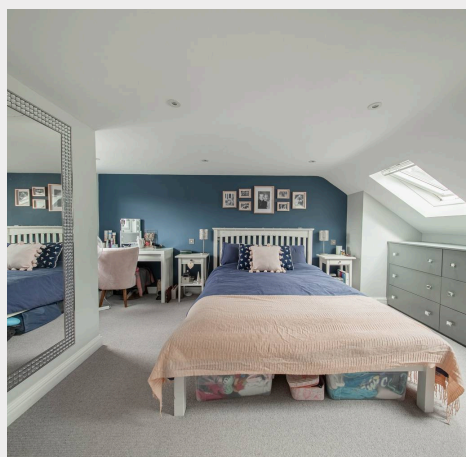
- Fabulous family home in cul-de-sac
- Extended and modernised in recent years
- Lounge with bay window & open fireplace
- Dining area with bifold doors to garden
- Re-fitted kitchen/dining room with stone worktops and appliances
- Fantastic top floor master suite
- 2 further doubles & 1 single bedroom/study
- Modern fitted bathroom and en-suite shower
- Ample private driveway parking to front & side
- 27' x 25' fully enclosed rear garden
- Walking distance of several primary schools
- Warden Park Secondary Academy catchment
- 1.2 mile walk to the railway station
- EPC rating: D - Council Tax Band: D



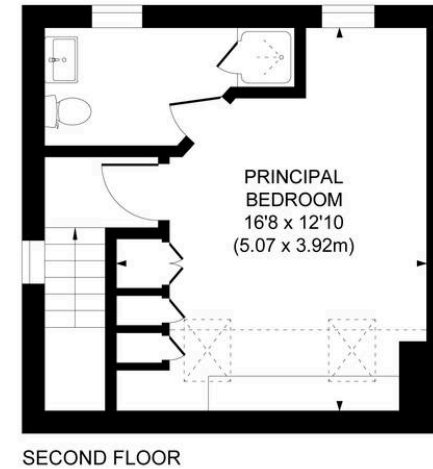
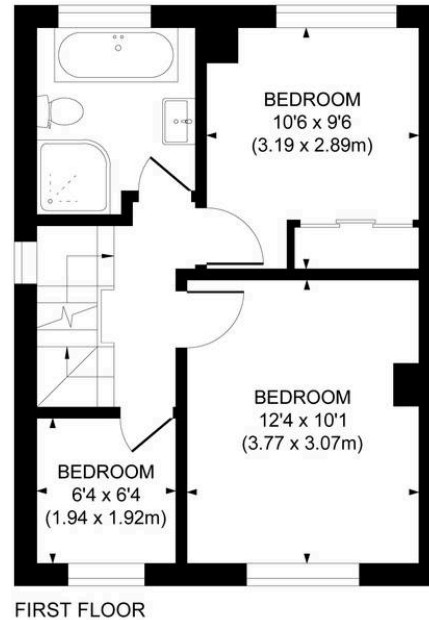
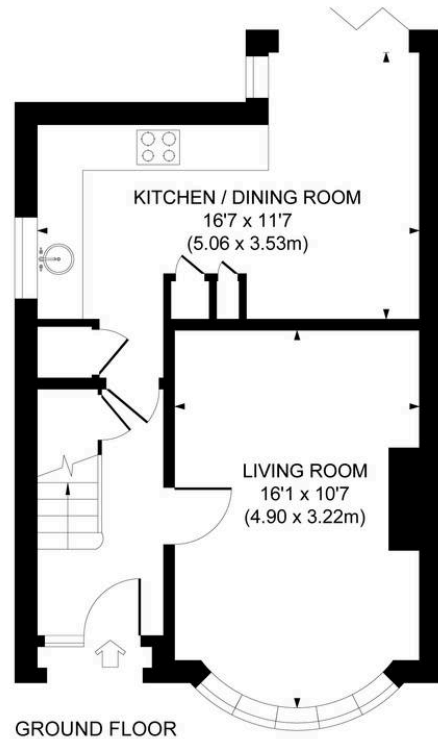
The property is located in this established cul-de-sac which runs off Edward/Vale Road on the southern side of town within a short walk of local shops and within half a mile of the town centre. There are several large open spaces close by including Victoria Park with its cafe, children's play areas, skate park and tennis courts. Ashenground Woods are also within a short walk providing some wonderful dog walking. The town has numerous shops and stores whilst the trendy Broadway is a little further on where there are a good range of restaurants, cafes and bars. There are several primary schools within walking distance and children from this side of town generally fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. Oathall Community College with its farm in Lindfield is closer on foot. There is also a 6th form college and leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 and the A/M23 which lies about 5 miles to the west at Bolney or Warninglid.

Distances in approx miles (on foot): Haywards Heath Railway station 1.1, A23 Bolney / Warninglid 5.5, St Wilfrid's Primary School 0.6, St Joseph's RC Primary School 0.6, Warden Park Primary Academy 0.7, Warden Park Secondary Academy 2, Oathall Community College 1.25, Brighton Seafront 14, Gatwick Airport 15



Approximate Gross Internal Area
1,075 sq. ft / 99.84 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
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.