



**Sundials, 13 Oathall Avenue, Haywards Heath, RH16 3ES**

Guide Price .... £1,000,000 – £1,100,000



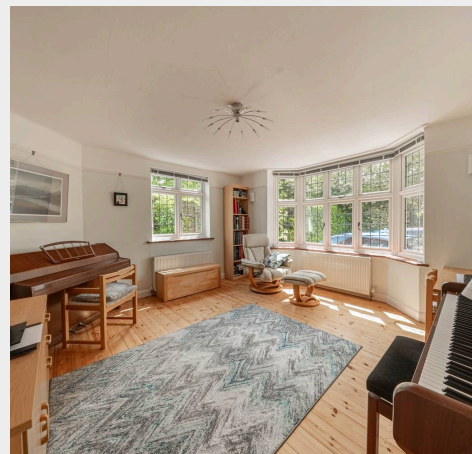
**MANSELL  
McTAGGART**  
Trusted since 1947



A 6 bedroom 1930s original Turner character house occupying a 0.3 acre plot in this established residential area within a 0.5 miles of the railway station and within walking distance of the town centre, several schools and Lindfield Village via the Scrase Valley nature reserve.

The current owners bought the property approximately 30 years ago and have more recently extended the house to create a fabulous family home which is presented for sale in very clean and tidy order and offers generously proportion rooms. Outside there is plenty of private driveway parking and an enormous fully enclosed rear garden.

- Detached home in prime residential area
- Occupying a secluded plot of 0.3 acres
- Easy walk to railway station, schools & town centre
- Pleasant walk via Scrase Valley nature reserve into Lindfield Village
- Hall, 3 living rooms, conservatory & WC
- Kitchen, laundry room and utility/boot room
- 6 double sized bedrooms & 3 bathrooms
- Very clean and tidy throughout
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: G



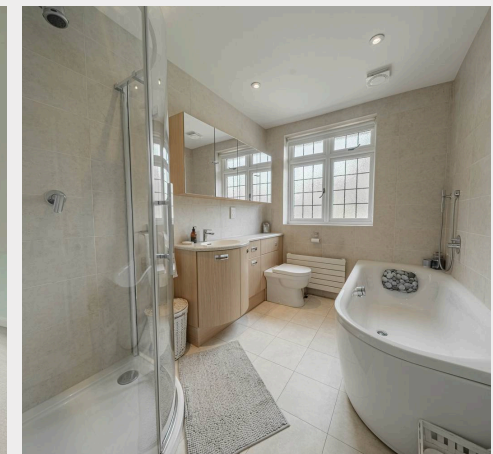
The property is situated in this established residential road to the east of Clair Park, being ideally placed within a short walk of the station, town centre and numerous schools. The railway station can be swiftly accessed on foot via Clair Park and offers fast commuter links to London, Gatwick and Brighton. The town centre is about 0.75 miles distant where there are numerous shops, stores, restaurants, cafes and bars. Schools are conveniently close and the property is within a short walk of St Joseph's RC Primary School, the Warden Park Primary Academy, both Lindfield and Blackthorns primary schools and the Oathall Community College. The town also has a state of the art leisure centre. The surrounding area has several excellent independent schools including Great Walstead, Ardingly College, Cumnor House, Bedes, Brighton College, Roedean and Burgess Hill Girls (all will have a school bus service with pick up points close by). By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.

**Distances in approximate miles:-**

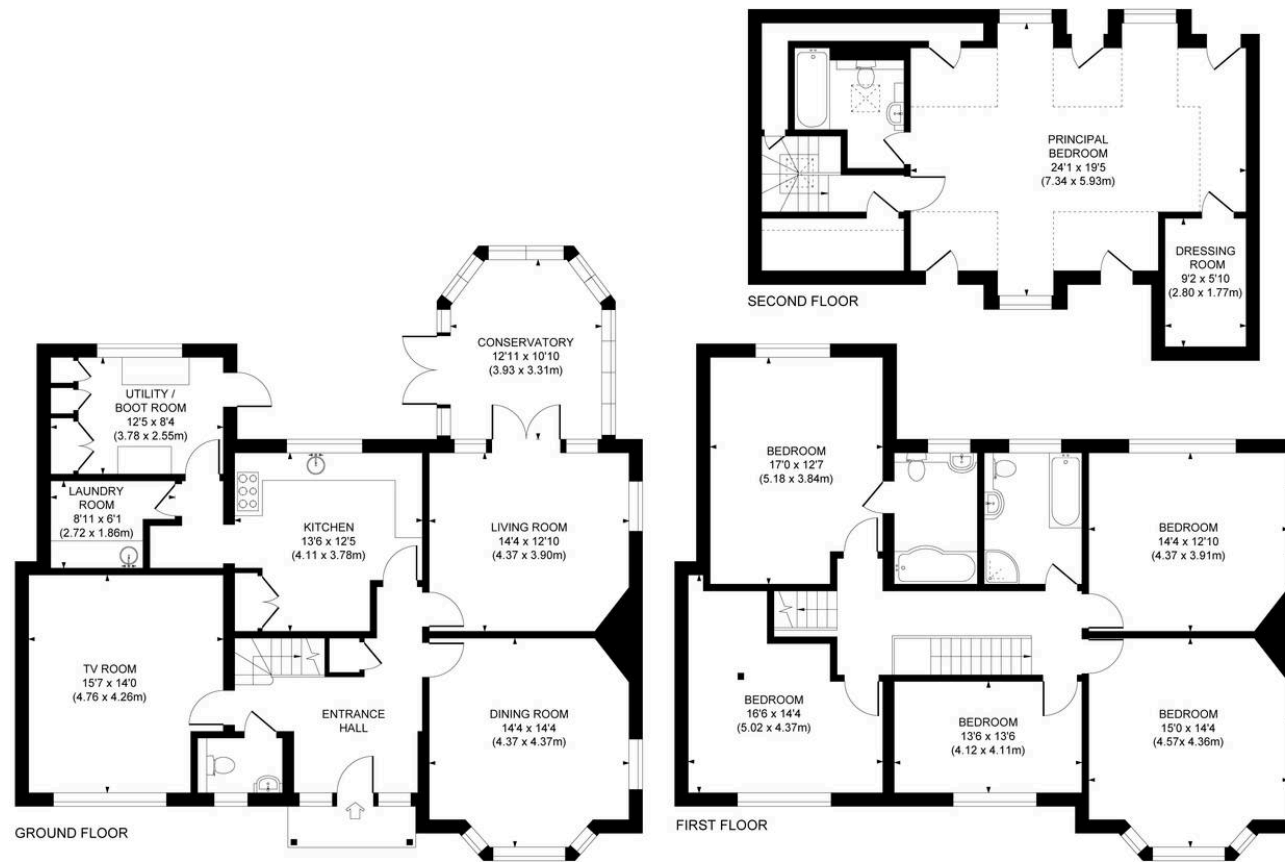
**Primary Schools:** Warden Park Primary Academy (0.5) St Joseph's RC (0.5) St Wilfrid's Primary (0.8) Blackthorns (0.45) Lindifield (0.6)

**Secondary Schools:** Oathall Community College (300 yards – rear entrance) Warden Park Academy in Cuckfield (2 miles)

**Station:** Haywards Heath mainline station (0.5 miles) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area  
3,066 sq. ft / 284.84 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.

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