



9 St. Pauls On The Green, Haywards Heath, RH16 3BF

Guide Price £475,000 - £500,000

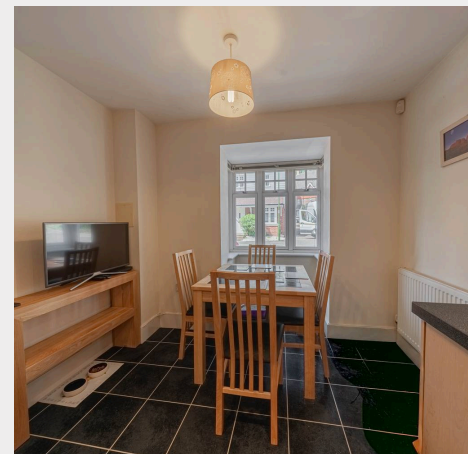


**MANSELL
McTAGGART**
Trusted since 1947



A 3/4 bedroom end of terrace town house with a pretty courtyard garden and garage behind situated in the highly desirable St Paul's on the Green complex just to the east of Clair Park ideally placed for local schools, the town centre and within a 10 minute walk of the railway station.

- Very clean and tidy 3/4 bedroom town house
- Built by Charles Church Homes in 2008
- Versatile accommodation over 3 floors
- Enormous top floor master bedroom suite
- 2 further double bedrooms - Bed 4/study
- Kitchen/breakfast room with appliances
- Lounge with doors out to the rear garden
- 10 minute walk to railway station via Clair Park
- Parking space and garage (999 year lease) - beneath coach house behind
- Within easy reach of several schools
- Pleasant walk to Lindfield Village
- EPC rating: B - Council Tax Band: E
- Estate charge: £511.08 for the year 2026
- Managing agents: Hobdens Property Management, 41A Beach Road, Littlehampton, West Sussex, BN17 5JA
T: (01903) 724040
E: info@hobdensmanagae.co.uk



St Pauls on the Green is located off Oathall Avenue in this established residential area just to the east of Clair Park with its many acres of parkland and the home to Haywards Heath Cricket Club.

The railway station can be swiftly accessed on foot via the park and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

The town centre is about 0.65 miles distant to the south where there is an extensive range of shops, stores, cafes, restaurants and bars.

Schools are well represented throughout the town and there are several schools within walking distance including: Warden Park Primary Academy (0.7 miles); St Joseph's RC (0.6 miles) and Blackthorns (0.8 miles) in neighbouring Lindfield. An entrance into Oathall Community College (0.25 miles - secondary school) can be accessed from the bottom of Oathall Avenue.

A regular bus service runs close by linking with the town centre, the railway station, the hospital and the neighbouring districts.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warminglid.

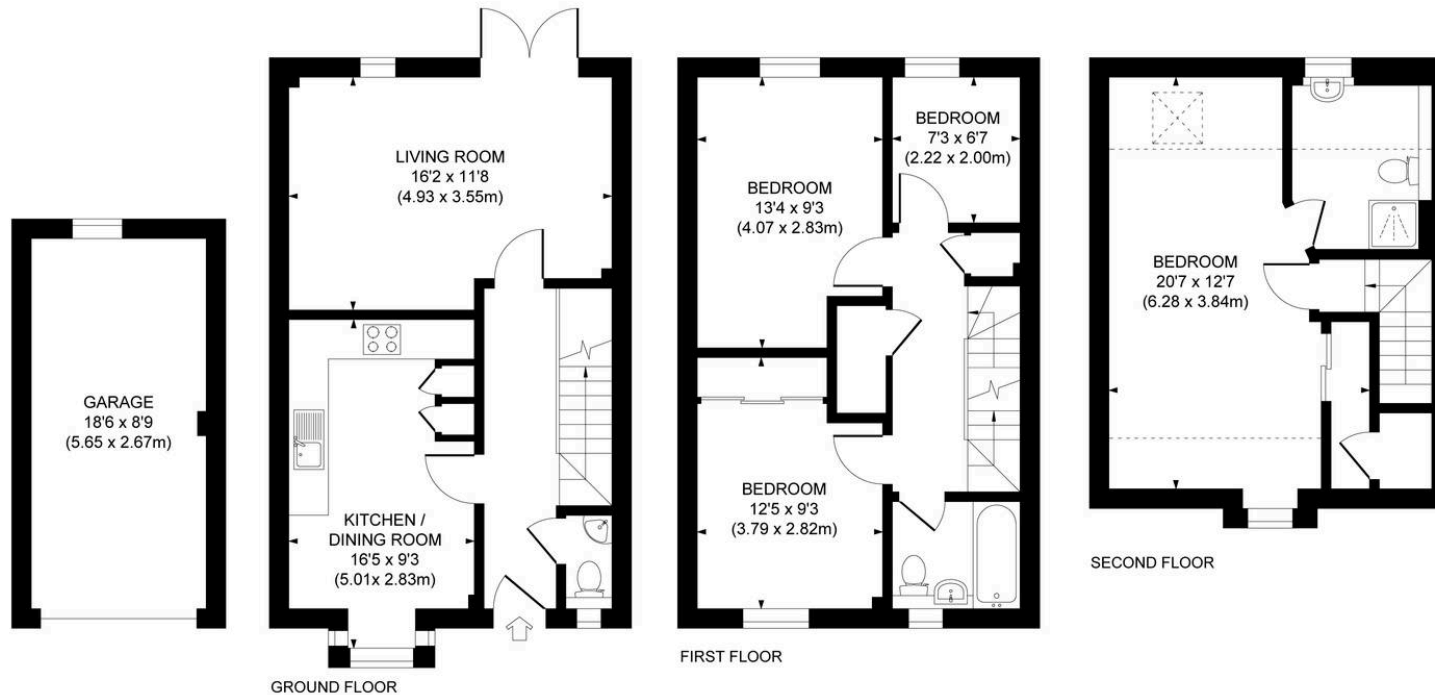


Approximate Gross Internal Area

Main House 1,203 sq. ft / 111.79 sq. m

Garage 162 sq. ft / 15.08 sq. m

Total 1,365 sq. ft / 126.87 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.