



32 Western Road, Haywards Heath, West Sussex RH16 3LP

Guide Price **£425,000 - £450,000**

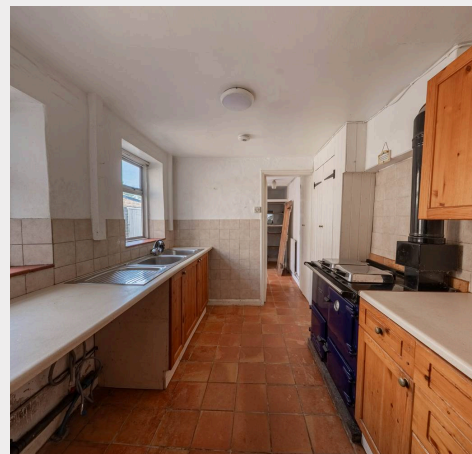


**MANSELL
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A 3 bedroom Victorian semi-detached house in need of complete modernisation throughout, occupying a large plot In this desirable residential area within easy reach on foot of the town centre, good schools, the hospital and just 1.1 mile walk to the railway station. No onward chain.

- Semi-detached Victorian villa on large plot
- Requiring complete modernisation throughout
- Great potential for extending and/or loft conversion STPP
- Plenty of private driveway parking – small garage
- 85' x 24' south east facing rear garden
- 2 separate reception rooms – kitchen – rear lobby – WC
- 3 bedrooms and upstairs bathroom
- Close to St Wilfrid's school & hospital
- For sale with no onward chain
- EPC rating: E - Council Tax Band: D



Western Road is located off Franklynn Road just to the south east of the main town centre and is a popular residential area close to the hospital, St Wilfrid's primary school and the town centre. The town has an extensive range of shops, stores, restaurants, cafes and bars. There is also a leisure centre, 6th form college and numerous sports clubs. An alleyway close by links through to Eastern Road and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college with its farm in neighbouring Lindfield.

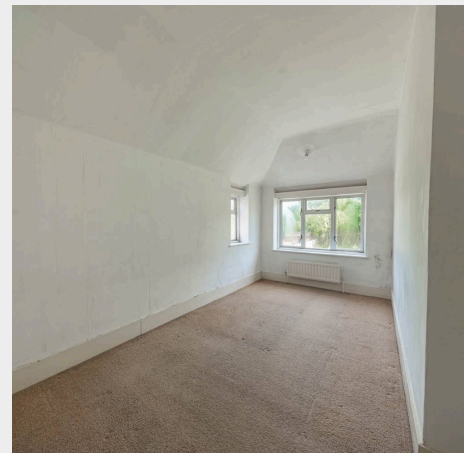
By road, access to the major surrounding areas can be swiftly gained via the A272, the B2112 and the A/M23 which lies about 6.5 miles to the west at Bolney.

Distances (approx in miles)

Schools: St Wilfrid's Primary School 0.25 Oathall Community College (secondary school) 1.0

Railway stations: Haywards Heath 1.1 providing a fast commuter service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins), Wivesfield Station 3

A23 Bolney 6, Gatwick Airport 15, Brighton seafront 15

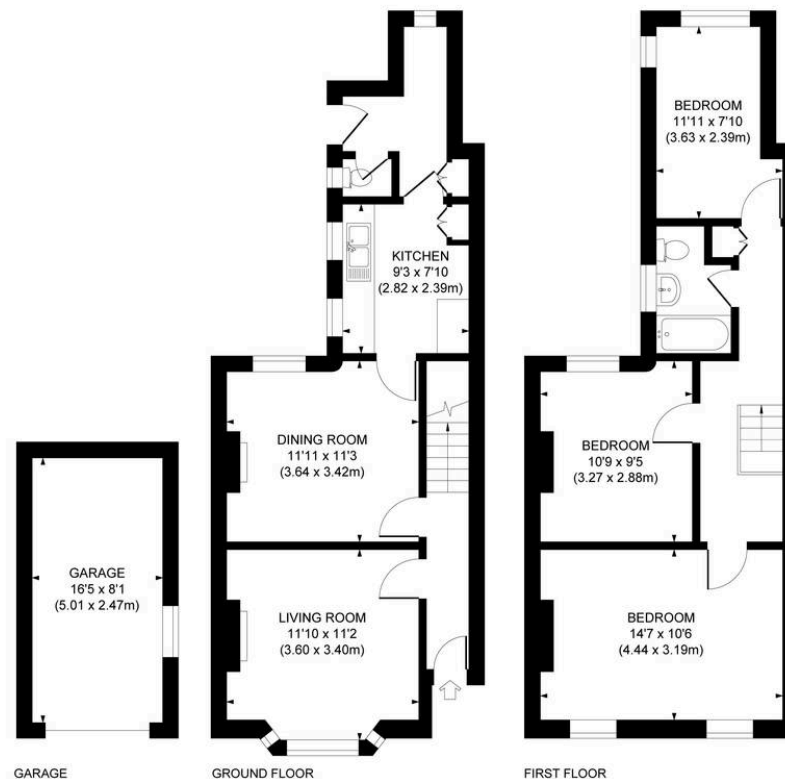


Approximate Gross Internal Area

Main House 946 sq. ft / 87.92 sq. m

Garage 133 sq. ft / 12.37 sq. m

Total 1,079 sq. ft / 100.29 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

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