



41 Pasture Hill Road, Haywards Heath, West Sussex RH16 1LY

Guide Price £400,000-£425,000





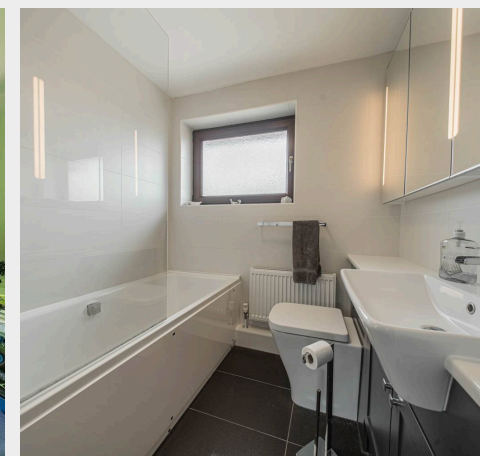
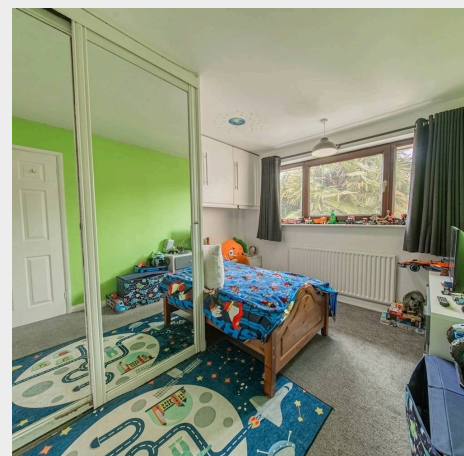
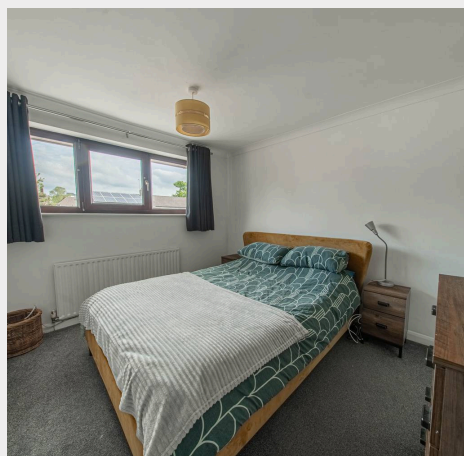
A 3 bedroom terraced house with driveway parking at the front, a garage at the rear and benefiting from a 41' x 16' south/west facing rear garden situated in this popular road, on the desirable western side of town within a 5-10 minute walk of the railway station and Harlands Primary School.

- 3 bedroom terraced house in prime location
- Desirable west side of town close to station
- Good size south/west facing rear garden
- Driveway parking – garage in block at rear
- Modern re-fitted kitchen and bathroom
- Lounge/dining room with patio doors
- 2 doubles & 1 single size sized bedroom
- Neutrally decorated throughout
- Easy walk to Harlands Primary School
- Warden Park Secondary Academy catchment
- EPC rating: D - Council Tax Band: C

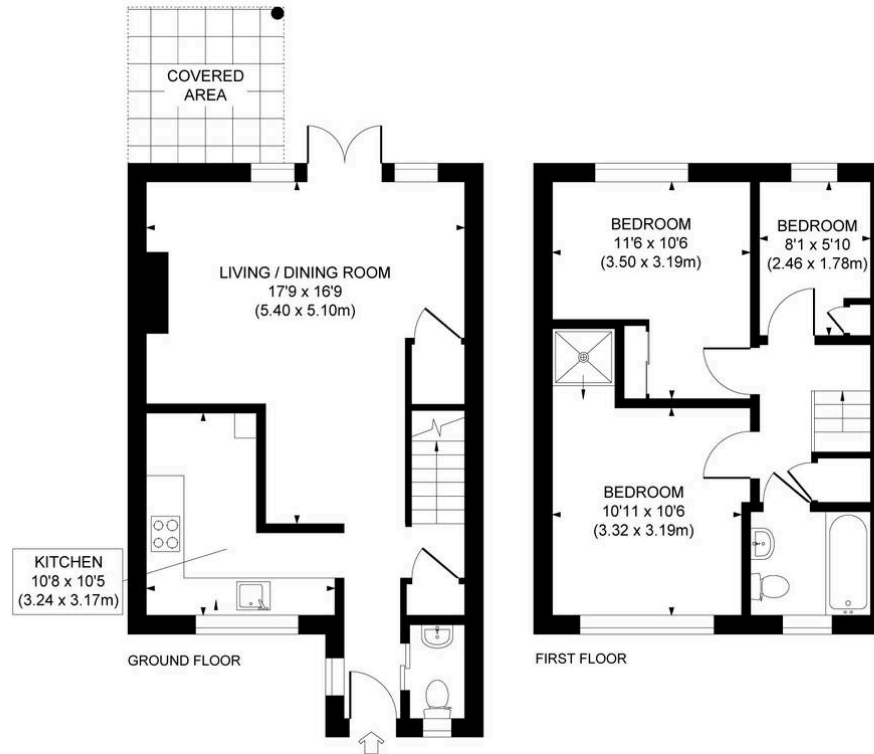


Pasture Hill Road is located off Harlands Road next to the Dolphin Leisure Centre and close to the 6th form college on the town's north/western side. The property is ideally placed within 600 yards of the railway station and is also close to a selection of shops in Commercial Square, the large Sainsbury's Store and Waitrose. This side of town is particularly popular with commuters and families and is ideally placed within a short walk of Harlands Primary School and children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield which can be accessed on foot via Blunts Wood. The town centre is within a mile where there is an extensive range of shops, stores, restaurants, cafes and bars. The neighbouring leisure centre has a swimming pool, state of the art gym and indoor sports courts.

**Distances: (approx in miles on foot)** Harlands Primary School 0.6 Warden Park Secondary Academy 1.4 Railway station 0.4 - providing fast commuter links to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). Gatwick Airport 14 Brighton Seafront 14 A23 Bolney/Warninglid 5.5/6



Approximate Gross Internal Area  
796 sq. ft / 73.97 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.