



34 Kents Road, Haywards Heath, West Sussex RH16 4HQ

Guide Price **£575,000 – £600,000**

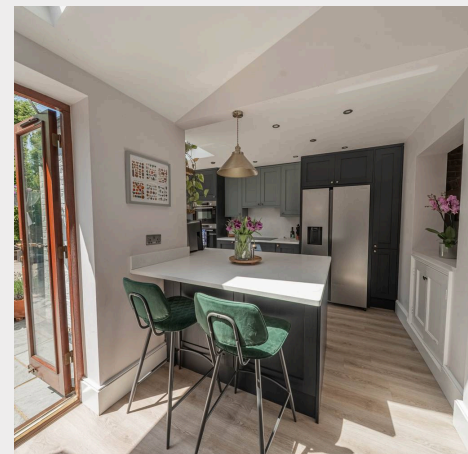


**MANSELL
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A beautifully presented 3 bedroom semi-detached Victorian character home which has been extended and refurbished to a very high standard and benefiting from a 100' west facing rear garden situated towards the end of this established cul-de-sac on the southern side of town within walking distance of the hospital, shops and several schools.

- Character home in in cul de sac location
- Extended in several ways to create better space
- Modern fitted kitchen and bathroom suite
- Kitchen with quartz tops & integrated high quality appliances
- Original timber floor treated and exposed brick
- Wood burning stove
- 100' west facing rear garden with shed
- Private driveway for one car - front garden
- Double glazed windows - plantation shutters
- 5-10 mins walk via Colwell Gardens to hospital
- 1.1 mile walk to the railway station
- Potential for loft conversion STPP
- Internal viewing recommended
- EPC rating: C - Council Tax Band: D



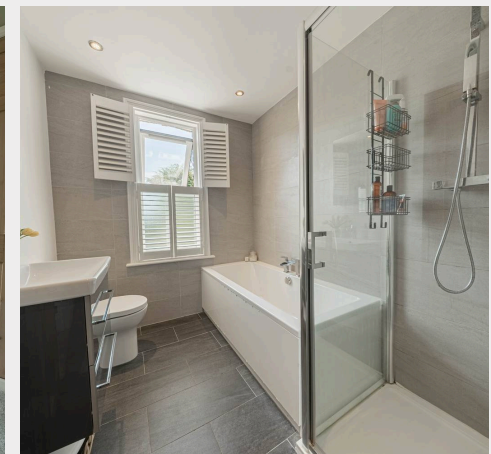
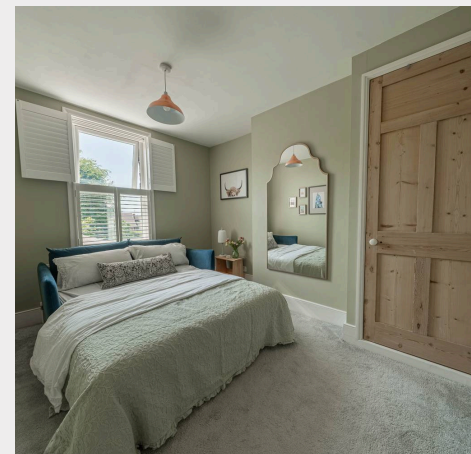
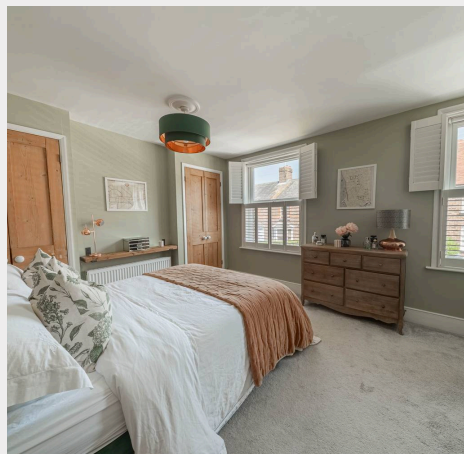
Kents Road is located off Triangle Road just to the south of the main shopping areas of South Road. The hospital can be swiftly accessed on foot via 2 alleyways at the top of Kents Road which links with Colwell Road and another links with Petlands Gardens, providing a short cut to St Wilfrid's Primary School. The town has an extensive range of shops and the Broadway has an international array of restaurants, cafes and bars. There is a leisure centre, numerous sports clubs and leisure groups and there is also a privately run 18m indoor swimming pool at Southdowns Park nearby. There are several primary schools within walking distance and children from this side of town generally fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield or Warden Park Secondary Academy in Cuckfield. The railway station provides fast commuter services to London, Gatwick Airport and Brighton.

By road, access to the major surrounding areas can be swiftly gained via the B2112, A272 and the A/M23 which lies about 5.5 miles to the west at Bolney. There are several beauty spots within a short drive which include both Ditchling and Chailey common nature reserves, the 180 acre Ardingly Reservoir, The Ashdown Forest and the South Downs National Park.

Distances in approximate miles:

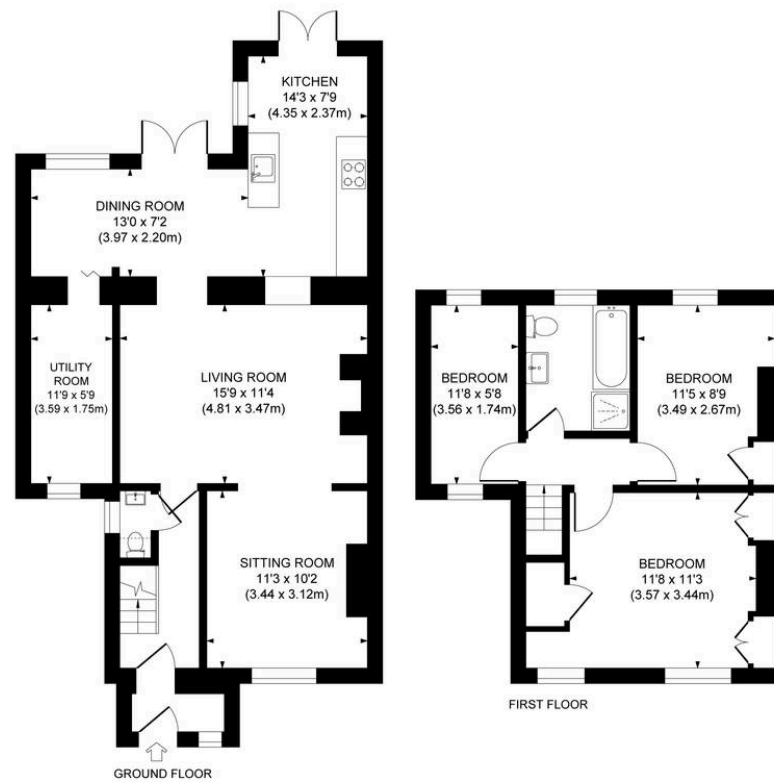
By rail: Haywards Heath Railway station 1 mile (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins)

By car: A23 at Bolney 5.5, Gatwick Airport 13, Brighton seafront 15, Central London 40
Schools: St Wilfrid's Primary 0.5, St Joseph's RC Primary 0.5, Northlands Primary 0.9, Warden Park Primary Academy 0.65, Warden Park Secondary Academy 2.2, Oathall Community College 1.2



Approximate Gross Internal Area

1,056 sq. ft / 98.15 sq. m



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