



## 3 Sergison Close, Haywards Heath, West Sussex RH16 1HT

Guide Price £600,000 - £625,000

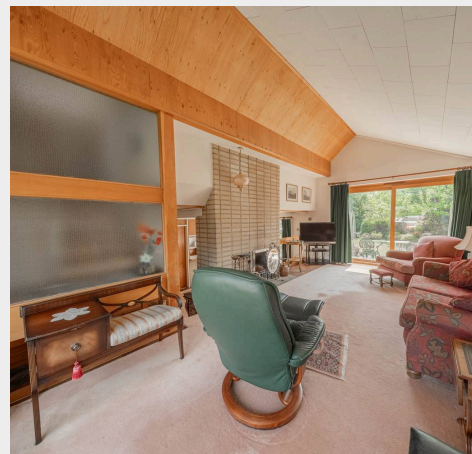


**MANSELL  
McTAGGART**  
Trusted since 1947



A 4 bedroom detached house in need of general modernisation, which has been owned by the same family since it was built in 1966, occupying a fantastic south facing plot and offering tremendous potential for extending if required, STPP. The property is located on the town's desirable west side within 0.4 miles of the railway station.

- 4 bedroom detached family home in prime west side location
- 0.4 mile walk to the railway station
- Original 1960s character
- Some herringbone floors
- Requires general modernisation throughout
- New roof in recent years
- 75' x 35' south facing rear garden
- Private driveway, parking and integral garage
- Split level living accommodation
- Living room with fireplace and doors to garden
- Hall, large cloakroom, dining room & kitchen
- Harlands Primary & Warden Park Secondary Academy School catchment
- For sale with no onward chain
- EPC rating: TBA - Council Tax Band: F



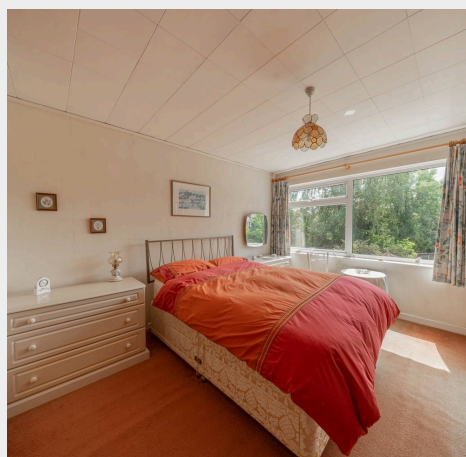
Sergison Close is located off Sergison Road on the town's desirable west side. The railway station, Waitrose, Sainsbury's superstore, leisure centre, trendy Broadway, town centre, schools and glorious countryside are all within a short walk. The town has a varied range of restaurants, cafés, bars and shops. The leisure centre is within a 10 minute walk and there are numerous sports clubs and leisure groups in the district as well as a 6th form college.

Children from this side of town fall into the catchment area for Harlands Primary School in Penland Road and go onto Warden Park Secondary Academy in neighbouring Cuckfield which is easily accessed on foot via an alleyway at the top of Sergison Close. The Paiges Meadow and Blunts Wood nature reserve is also within a 10/15 minute walk.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5.5 miles to the west at Bolney.

#### **Distances on foot/car/rail in approximate miles**

Haywards Heath railway station 0.4 – providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins), The Broadway & town centre 0.6, Harlands Primary School 0.85, Warden Park Secondary Academy 1.5, Gatwick Airport 13, Brighton seafront 15 A23 Bolney 5

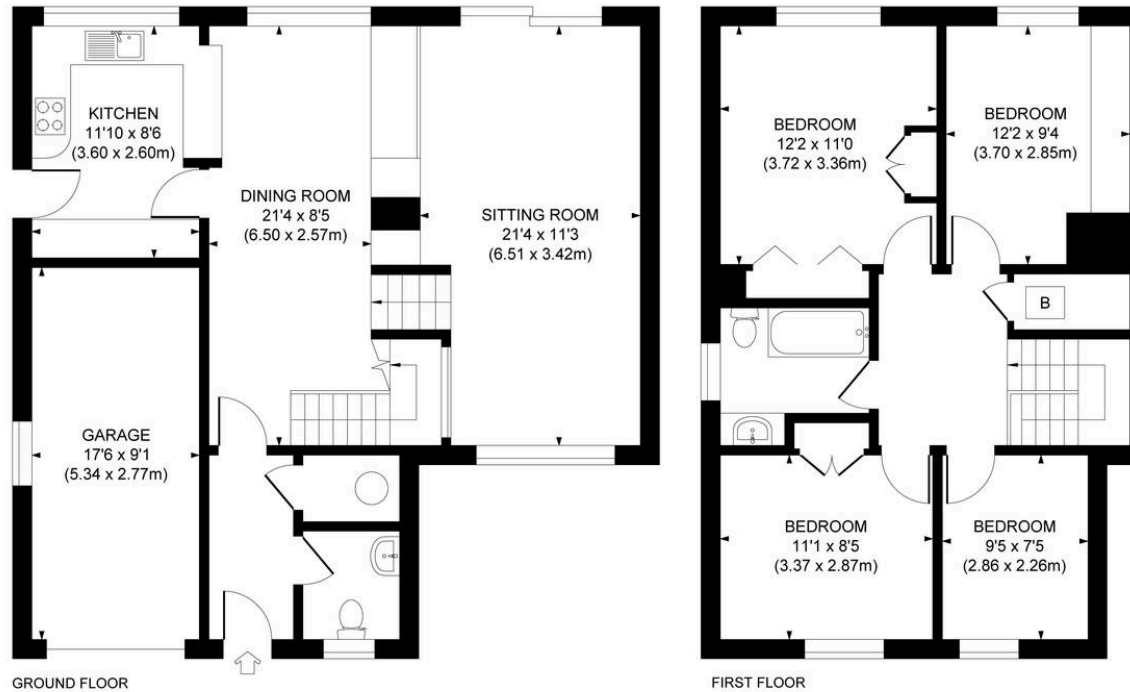


**Approximate Gross Internal Area**

Main House 1,303 sq. ft / 121.01 sq. m

Garage 161 sq. ft / 15.00 sq. m

Total Area 1,464 sq. ft / 136.01 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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