



6 Longheath, Haywards Heath, West Sussex RH16 4FL

Guide Price £600,000 – £650,000

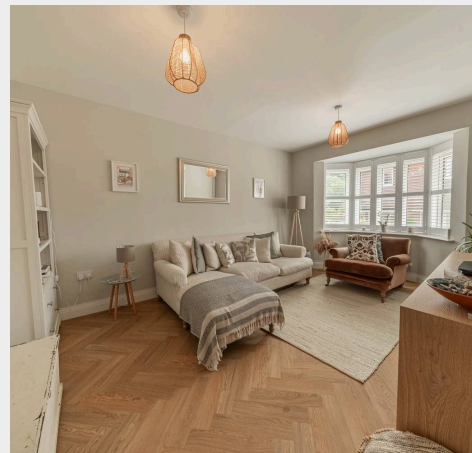


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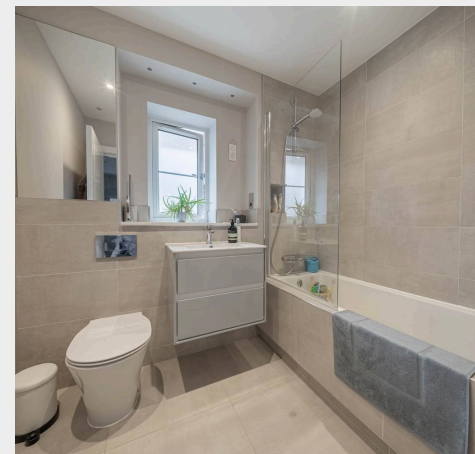
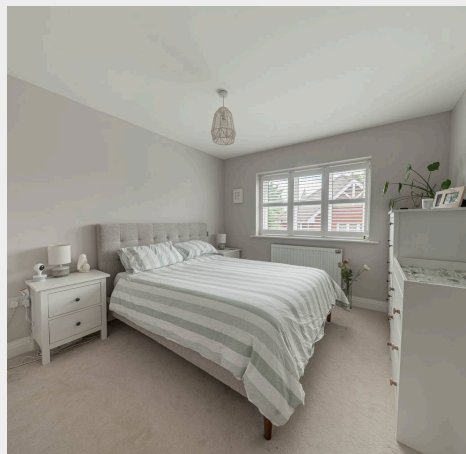
A beautiful 3 double bedroom link-detached house in this exclusive cul-de-sac on the western side of town close to Bolnore & Ashenground Woods, Beech Hurst Gardens and within walking distance of the town centre and 0.9 miles walk to the railway station

- Immaculate detached home in exclusive cul-de-sac
- Built in 2022 by Shanly Homes
- 40' x 30' landscaped rear garden with decking
- Private driveway and garage alongside
- Hall, bay fronted living room, Amtico flooring
- Family sized kitchen with appliances, stone worktops & doors out to the rear garden
- Fabulous master bedroom with en-suite shower room
- 2 further double bedrooms and bathroom
- Close to ancient woodland and parkland
- 0.9 mile walk to railway station
- Internal viewing highly recommended
- EPC rating: B



Longheath is located off Bolnore Road which runs south off the western end of Muster Green, just to the west of the town centre. Beech Hurst Gardens, Bolnore and Ashenground Woods all provide wonderful walking. The town centre shops and stores and trendy Broadway with its numerous restaurants, cafes and bars are approximately 0.5 miles distant. There is a Sainsbury's superstore and a Waitrose store which is adjacent to the railway station (0.8 miles distant). There is also a well-equipped leisure centre and 6th form college. Children from this side of town fall into the catchment area for Harlands Primary School and Warden Park Secondary Academy in neighbouring Cuckfield. The primary school in Bolnore Village is a little closer. The local area is well served by some excellent independent schools which include Great Walstead, Cumnor House, Ardingly, Worth and Burgess Hill Girls. These and some of the county's other independent schools including Brighton College, Roedean, Lancing College and Bedes all run a school bus service with pick up points close by. Other nearby beauty spots include both Ditchling and Chailey Common nature reserves, the Ashdown Forest, the 180 acre Ardingly reservoir and the South Downs National Park. By road access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 at Bolney or Warninglid.

Distances: On foot/car in miles (approx) The Broadway 0.45, Haywards Heath Railway station 0.6 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins), Bolnore Village Primary School 0.6, Harlands Primary School 1.2, Warden Park Secondary Academy 1.6, A23 at Bolney 5, Gatwick Airport 14, Brighton seafront 15



Approximate Gross Internal Area

Main House 1,124 sq. ft / 104.44 sq. m

Garage 220 sq. ft / 20.44 sq. m

Total 1,344 sq. ft / 124.88 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.

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