



35 Priory Way, Haywards Heath, West Sussex RH16 3LS

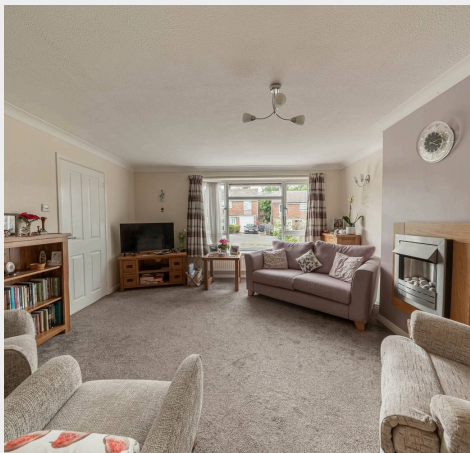
Guide Price £425,000 - £450,000





An extended 3/4 bedroom semi-detached house, owned by the same family for 50 years, occupying a corner plot with plenty of parking within the popular Priory area just south east of the main town centre and within easy walking distance of several schools, the main shopping areas, hospital and just a 1.1 mile walk to the railway station.

- Extended semi detached house on corner plot
- Big entrance hall, lounge
- Family sized kitchen/breakfast room
- Downstairs cloak/shower room, dining room/bed 4
- 3 first floor bedrooms and family bathroom
- Corner plot with 2 garden areas 30' x 18' and 18' x 15' (min) - potential to make bigger
- Driveway for two cars at rear – garage
- Hardstanding at front (potential parking STPP)
- Close to several schools and hospital
- 1.1 mile walk to the railway station
- Vendor suited with a complete onward chain
- EPC rating: B - Council Tax Band: D



The property is located on Priory Way in a very popular residential area which is within easy walking distance of the town centre and hospital. St Wilfrid's, Warden Park Primary Academy and St Joseph's RC primary schools are all within a 10 minute walk and children from this side of town generally go onto Oathall Community College with its farm although those attending the Primary Academy can enrol at the Warden Park Secondary Academy in neighbouring Cuckfield. A regular bus service runs close by linking with all the town's facilities including the railway station. The town centre has an extensive range of shops, stores, restaurants, cafés and bars. By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 6 miles to the west at Bolney.

Distances (approx in miles on foot/car/rail)

Primary Schools: St Wilfrid's (0.35), St Joseph's RC (0.45), Warden Park Primary Academy (0.4)

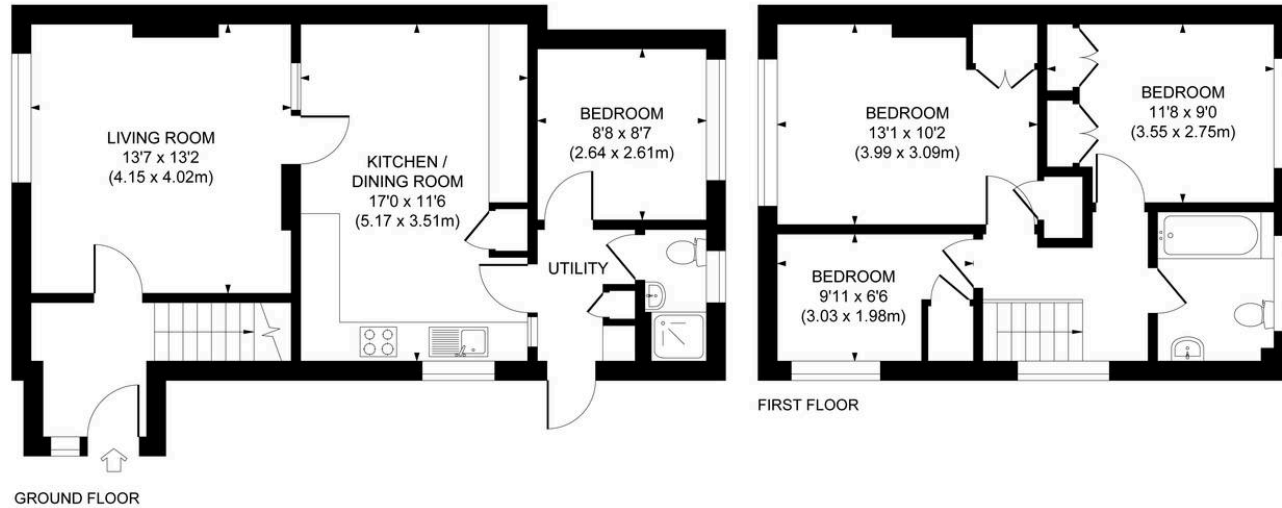
Secondary Schools: Oathall Community College (0.7), Warden Park Secondary Academy (2.3).

Haywards Heath Railway Station (1.1 miles) provides fast commuter links to London (London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

A23 at Bolney 6, Gatwick Airport 14 and Brighton seafront 14



Approximate Gross Internal Area
1,023 sq. ft / 95.04 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.