



35 Knight Close, Haywards Heath, West Sussex RH16 1AB

Guide Price **£475,000 – £500,000**



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A 3 bedroom semi-detached house with a long driveway and detached garage alongside, tucked away at the very end of this cul-de-sac off Lucastes Road on the town's highly desirable western side, positioned opposite woodland and adjoining the Paige's Meadow Nature reserve, within an easy walk of the main town centre, railway station and Warden Park Secondary Academy School in neighbouring Cuckfield.

- Prime west side location
- Close to Paige's Meadow nature reserve
- Driveway for 3 cars & detached garage alongside
- Garage could be converted into studio STPP
- 34' x 16' fully enclosed rear garden
- Kitchen with range of integrated appliances
- Lounge with doors out to the garden
- Master bedroom with en-suite shower room
- 0.7 mile walk to the railway station
- 1.1 mile walk to Warden Park Secondary Academy
- Privately managed estate: Service charge for the current year £652.00
- Managing agents: First Port
- For sale with immediate vacant position
- EPC rating: C - Council Tax Band: D



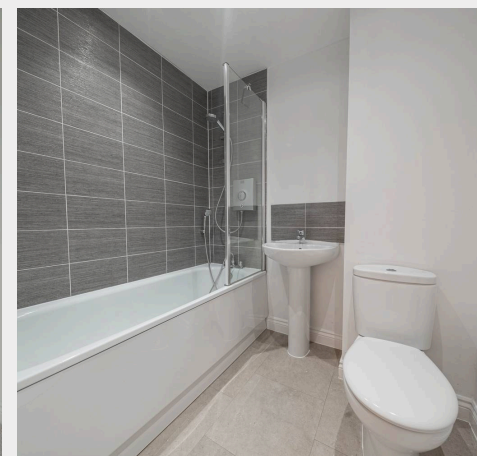
Knight Close is a relatively new development accessed off the western end of Lucastes Road on the town's desirable west side adjoining the Paige's Meadow and Blunts Wood Nature Reserve providing wonderful open walking. An alleyway close by gives easy pedestrian access through to Butlers Green Road making a walk through to the town centre and Warden Park Academy School in neighbouring Cuckfield much quicker.

The railway station is also within a 10/15 minute walk offering fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (20 mins). Adjoining the station there is a large Waitrose store and Sainsbury's superstore. Children from this side of town generally fall into the catchment area for Harlands Primary School in Penland Road. The town centre has an extensive range of shops, stores, restaurants, cafes and bars. The Dolphin Leisure Centre and Haywards Heath 6th Form College are both within a 10/15 minute walk.

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

Distances. (in approx miles)

Harlands Primary School 1.1, Warden Park Secondary Academy School 1.1 (on foot), Railway station 0.7, Town centre 0.7, A23 Bolney 5.5, Gatwick Airport 14, Central London 40

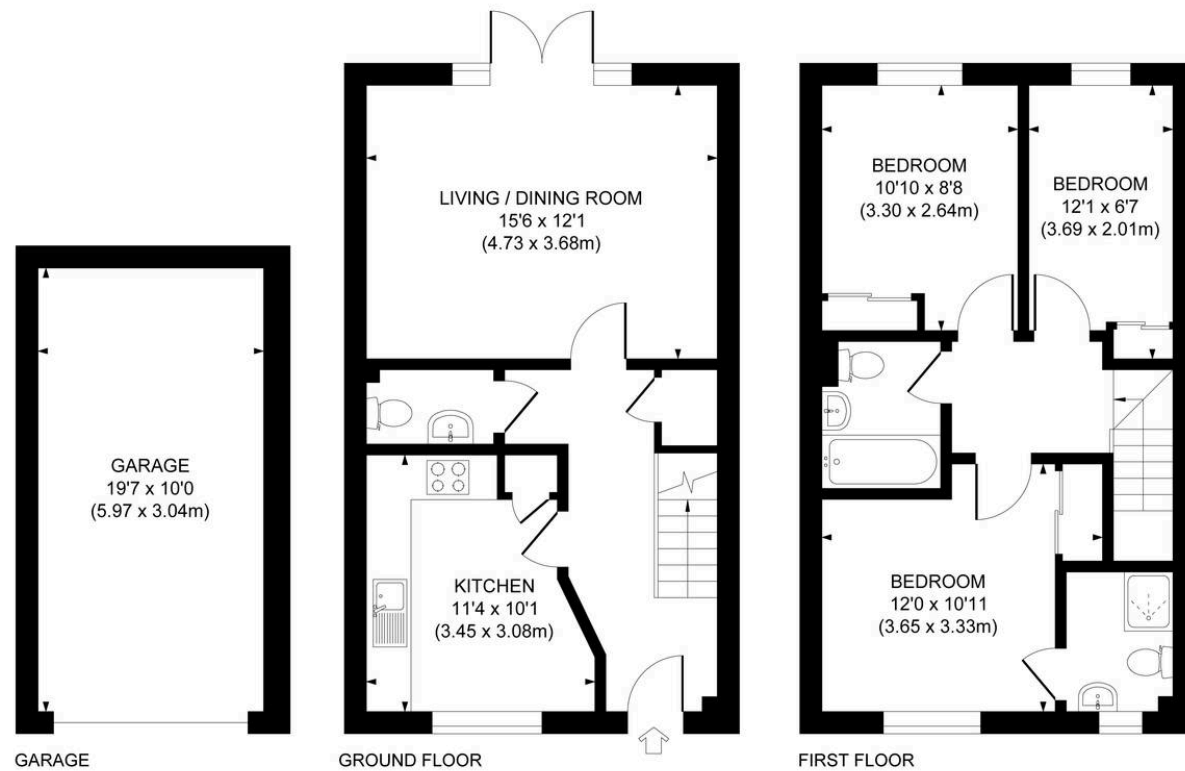


Approximate Gross Internal Area

Main House 858 sq. ft / 79.74 sq. m

Garage 195 sq. ft / 18.14 sq. m

Total 1,053 sq. ft / 97.88 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.

Mansell McTaggart Haywards Heath

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