



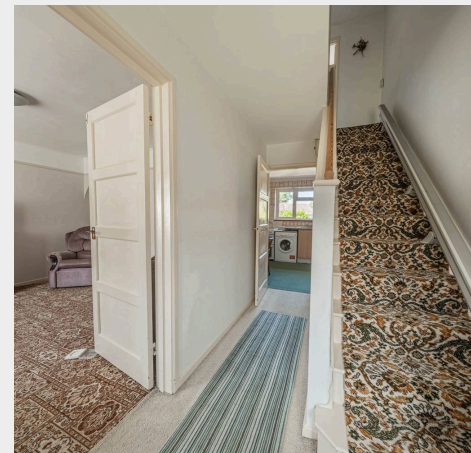
15 Washington Road, Haywards Heath, West Sussex RH16 3HL
Guide ... £325,000-£350,000





A 3 bedroom terraced house (895 sq ft) with a 57' x 21' garden situated on the rejuvenated eastern side of town, close to several schools, the town centre and within a 0.8 mile walk of the railway station and close to the Scrase Valley nature reserve making a rather pleasant walk into neighbouring Lindfield Village.

- Occupied by the same family since 1963
- Very clean and tidy but requiring updating
- Front garden (Potential for driveway parking STPP)
- 57' x 21' rear garden with sheds and greenhouse
- Sitting room & large kitchen with adjoining storeroom
- 3 bedrooms, bathroom, separate WC
- For sale with no onward chain
- EPC rating: C - Council Tax Band: D



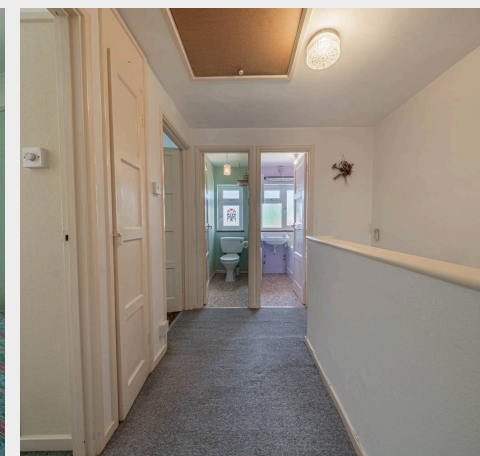
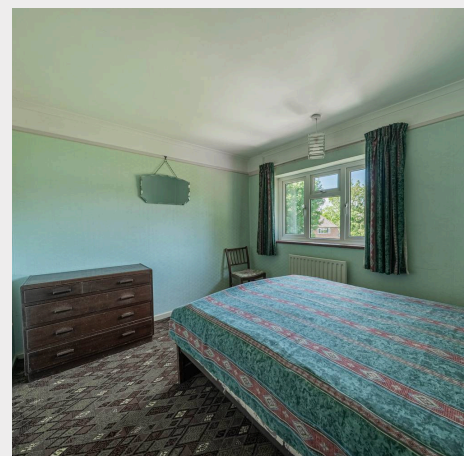
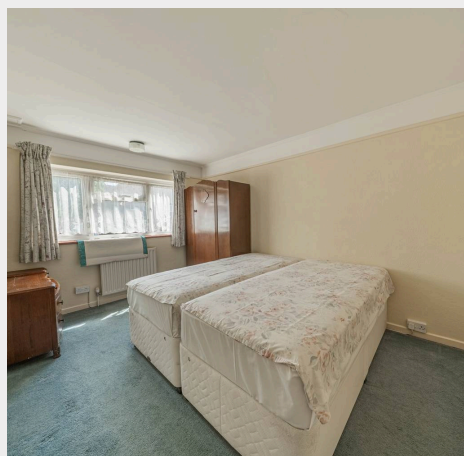
The property is located in this established residential area on the Haywards Heath/Lindfield borders and is ideally placed within walking distance of Lindfield Village, via the Scrase Valley Nature Reserve, with its traditional range of shops, boutiques and pubs in the High Street, picturesque duck pond and the Common (which holds several events throughout the year). Haywards Heath mainline station is 0.8 of a mile on foot via Clair Park. The town centre with its extensive range of shops, stores, restaurants, cafes and bars is within a mile and a regular bus service (No. 29) runs along Washington Road linking with the town centre, railway station, the hospital and the neighbouring districts. The town also has a 6th form college and a leisure centre.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warminglid or 8 miles to the north at Maidenbower (Junction 10a).

Distances in approximate miles:

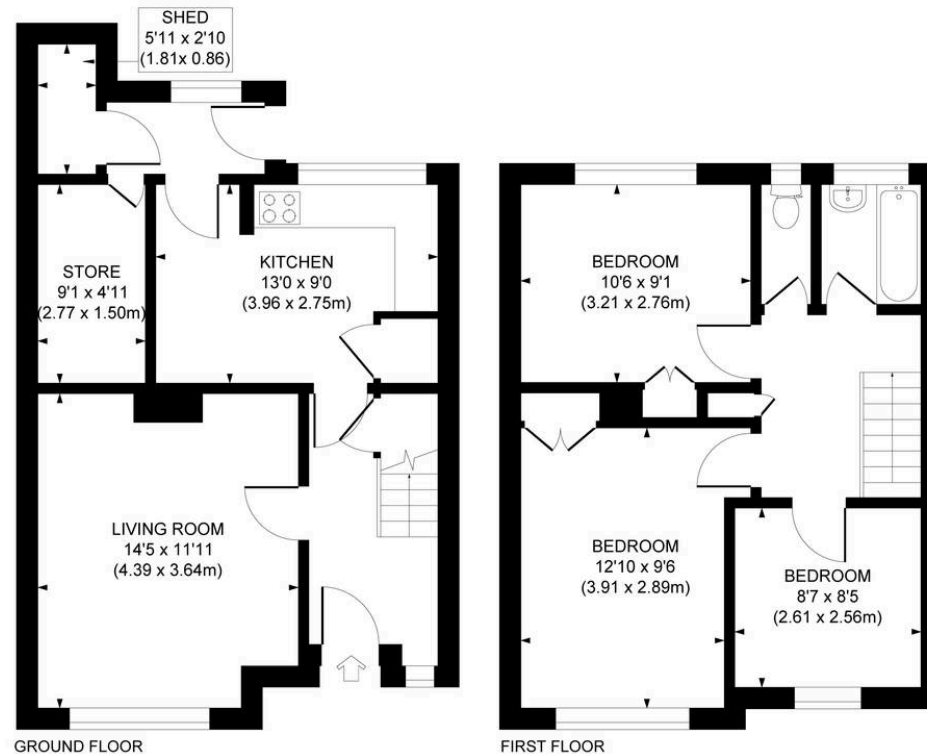
Schools: Warden Park Junior Academy (0.6), St Wilfrids Primary (1), Blackthorns & Lindfield (both 0.6), St Josephs RC Primary (0.6), Warden Park (Secondary) Academy in Cuckfield(2), Oathall Community College (closest Secondary School - 0.4)

Station: Haywards Heath mainline station (under a mile distant on foot) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area

895 sq. ft / 83.17 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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