



38 St. Edmunds Road, Haywards Heath, West Sussex RH16 4HJ

Guide Price £375,000



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A 3/4 bedroom end of terrace house which has had a loft conversion and single storey extensions to the front and rear providing versatile accommodation and ideally situated in this cul-de-sac on the southern side of town with a west facing garden and a garage in an adjacent block.

- Versatile end of terrace house
- 3/4 bedrooms and a family bathroom
- Driveway parking – garage in opposite block
- For sale with immediate vacant position
- 27' x 19' west facing rear garden
- 14 solar panels installed in 2022/23
- Double glazed windows – gas heating
- Neutral decorations – some updating required
- Easy walk to town centre and hospital
- 1.1 mile walk to the railway station
- Walking distance of several primary schools
- EPC rating: B – Council Tax Band: C



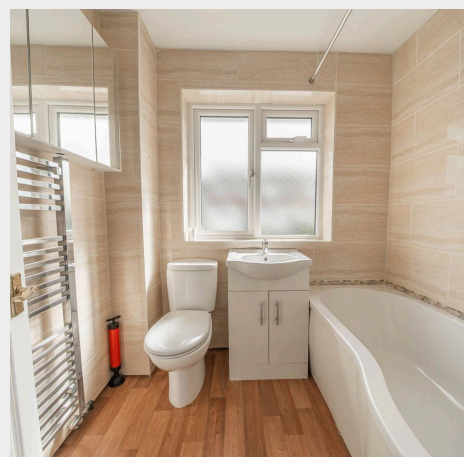
The property is situated in St Edmunds Road which is a cul-de-sac off Petlands Road, just to the south of the town centre. An alleyway by some garages just to the south of the house currently links through to the Wivelsfield Road giving swift access through to the Sainsbury's store. The Princess Royal Hospital is within a 10/15 minute walk and the town centre is even closer with its numerous shops, stores, cafes, restaurants and bars. The town has several good primary schools and children from this side of town generally fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield and some go to Warden Park Secondary Academy in Cuckfield. A regular bus service runs along Wivelsfield Road linking with the railway station, the neighbouring districts and Brighton. The railway station is 1.2 miles distant and provides a fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick (15 mins) and the south coast (Brighton 20 mins).

By road, access to the major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid.

Distances: (approx. miles by foot/car/train)

Schools: St Wilfrid's C of E Primary (0.5) St Joseph's RC Primary (0.5) Warden Park Primary Academy (0.6) Oathall Community College (1) Warden Park Secondary Academy (2.2)

Station: Haywards Heath mainline railway station (1.2 miles)



Approximate Gross Internal Area
1,215 sq. ft / 112.90 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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