



7 Haywards Villas, Colwell Road, Haywards Heath, RH16 4HS

Guide Price £650,000 - £700,000

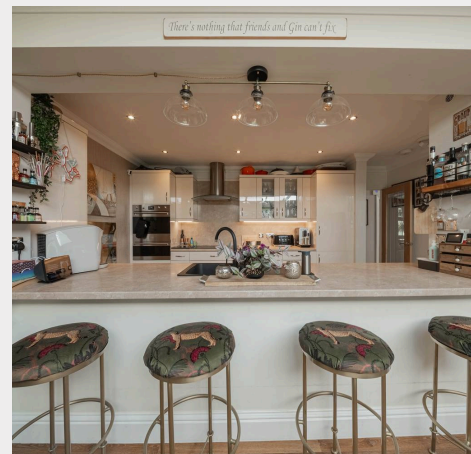


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A beautifully presented 4 bedroom, 3 bathroom 1920s semi-detached former hospital villa, offering luxurious accommodation over 3 floors, which was newly refurbished in 2002 and more recently has been the subject of a fantastic kitchen extension and a loft conversion, situated in this exclusive cul-de-sac on the town's southern edge within walking distance of the hospital and town centre.

- Semi-detached character home (1747 sq ft) dating from 1928
- 1 of just 14 homes hidden away in this private cul-de-sac
- The owners bought it when it was newly refurbished in 2002
- Loft converted & kitchen extended more recently
- Numerous upgrades and refurbishment to a high specification
- Outstanding open-plan kitchen/living area
- Separate utility and downstairs cloak/shower room
- Lounge with fireplace
- Office/sitting room
- 3 double size bedrooms and bathroom
- Fabulous top floor master suite
- Private driveway parking for 3 vehicles
- 40' x 30' easy to maintain rear garden
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: E



Haywards Villas is an exclusive private development made up of just 7 pairs of these attractive semi-detached homes set back behind railings and high hedges off Colwell Road on the town's southern side close to the Princess Royal Hospital (400 yards). Other nearby facilities include a Sainsbury's local store which can be swiftly accessed on foot via St Francis Close and there is a privately run 18 m indoor swimming pool behind Southdowns Park. A regular bus service runs along Colwell Road linking with the town centre and neighbouring districts. Schools are well presented in the town. Open countryside is close by and the town has numerous large parks and open spaces whilst the surrounding area has many beauty spots including both Ditchling and Chailey common nature reserves, the 180 Ardingly reservoir, Ashdown Forest and the South Downs National Park. The town centre is under a mile on foot where there is an extensive range of shops and stores whilst the fashionable Broadway is a little further on with its many restaurants, cafes and bars. The railway station is 1.5 miles distant and provides fast commuter links to London, Gatwick Airport and Brighton. By road, access to the major surrounding areas can be swiftly gained via the town's new A272 relief road and the A/M23 which lies about 6 miles to the west at Bolney.

Distances (approx in miles on foot/by car or train)

Town centre 0.8, The Broadway 1, Railway station 1.25 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins) Primary schools: St Wilfrids 0.5, Northlands Wood 0.8, St Joseph's R.C 0.8 Secondary School: Oathall Community College 1.6, Warden Park Secondary Academy 2.3, A23 at Bolney 6, Gatwick Airport 15, Brighton Seafront 14

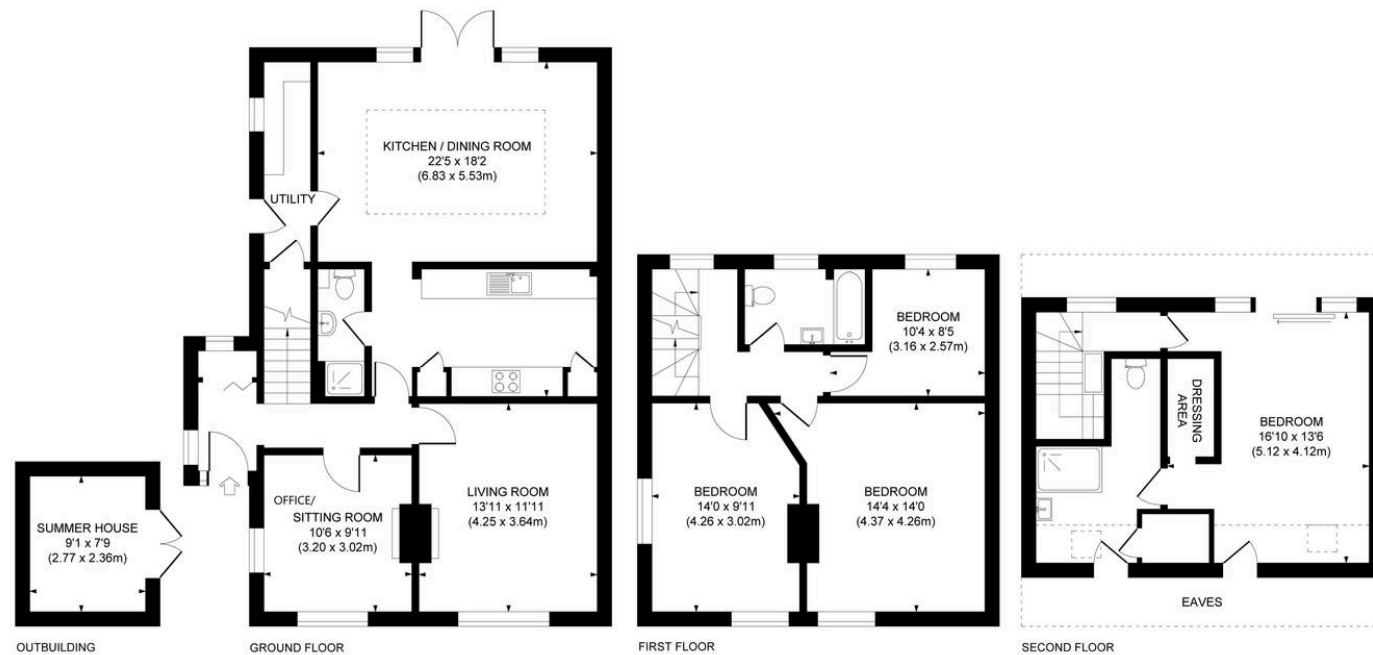


Approximate Gross Internal Area

Main House 1,747 sq. ft / 162.32 sq. m

Outbuilding 70 sq. ft / 6.53 sq. m

Total 1,817 sq. ft / 168.85 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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