



45 The Nightingales, Haywards Heath, East Sussex RH17 7GH

Guide Price £425,000 - £435,000



**MANSELL  
McTAGGART**  
Trusted since 1947



A beautifully presented 3 bedroom semi-detached house with a 34' x 17' west facing garden and 2 allocated parking spaces directly in front situated on this popular new development on the town's south/eastern edge close to countryside and the hospital.

- Immaculate 3 bedroom semi-detached home
- Built in 2019 by Taylor Wimpey
- Quiet cul-de-sac setting close to countryside
- 34' x 17' west facing rear garden
- 2 allocated parking spaces directly in front
- Upgraded kitchen and flooring package
- Kitchen/breakfast room with built-in appliances
- Master bedroom with en-suite shower room
- Easy walk to Princess Royal Hospital
- New primary school to be built close by soon
- Estate charge: £358.86 per current year
- Managing agents: HML PM Ltd
- EPC rating: B - Council Tax Band: D



The Nightingales is part of the Greenhill Grange Development located off Greenhill Way and, in turn, Hurstwood Lane on the town's south eastern outskirts. From Hurstwood Lane access can be swiftly gained on foot to the Hospital, Birch Hotel and service station with convenience shop and onto the town centre where there is an extensive range of shops, stores, restaurants, cafés, bars, leisure centre and several schools. The No. 30 bus runs through the development. The property is located in East Sussex and Lewes District Council's jurisdiction so has the benefits of being able to access schools in both the town and also the highly regarded primary school at Wivelsfield and Chailey Secondary school in South Chailey. A new primary school is to be built in Hurstwood Lane.

By road, access to the major surrounding areas can be swiftly gained via the A272 Haywards Heath relief road.

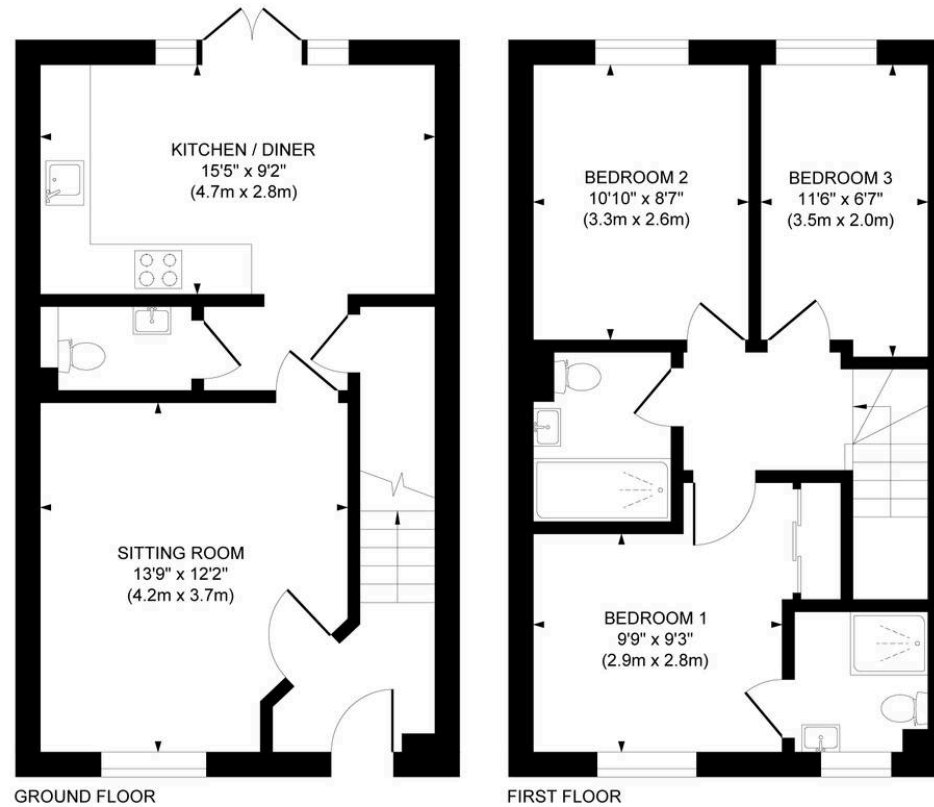
**Distances in approximate miles on foot/car/rail:**

Haywards Heath station 2.1 on foot, 2.5 by car - providing fast commuter links to London (London Bridge/Victoria 45 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins) Princess Royal Hospital 0.6, St Wilfrid's Primary School 1, Northlands Wood Primary School 1.2, Oathall Community College 1.6, Wivelsfield Primary School 2.8, Chailey Secondary School 6, St Paul's Catholic College 5.7, Gatwick Airport 16, Brighton seafront 14



**Approximate Gross Internal Area**

759 sq. ft / 70.50 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](http://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.