

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

16 BOLTRO ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 1BB.



PRICE .. £375,000 .. FREEHOLD

DESCRIPTION

A stunning 3 bedroom semi detached 'Turner' house situated within close proximity to the railway station, schools and local amenities. The house was built in the 1930's and retains many original features including leaded light windows, oak flooring, picture rails and quarry tiled window sills. The accommodation comprises; a reception hall, a cloakroom, a sitting room with fireplace and marble surround. The kitchen has been extended to create a very large kitchen/dining/family room and re-fitted with handmade pine units and 'Rangemaster' cooker. Upstairs there are 3 generous bedrooms, a re-fitted family bathroom and separate WC. Outside there is a 55' front garden with ample parking which leads to a single garage (potential to convert and create an additional reception room STPP) and a 40' x 35' west facing rear garden mainly laid to lawn with shrub borders and fully enclosed.

LOCATION

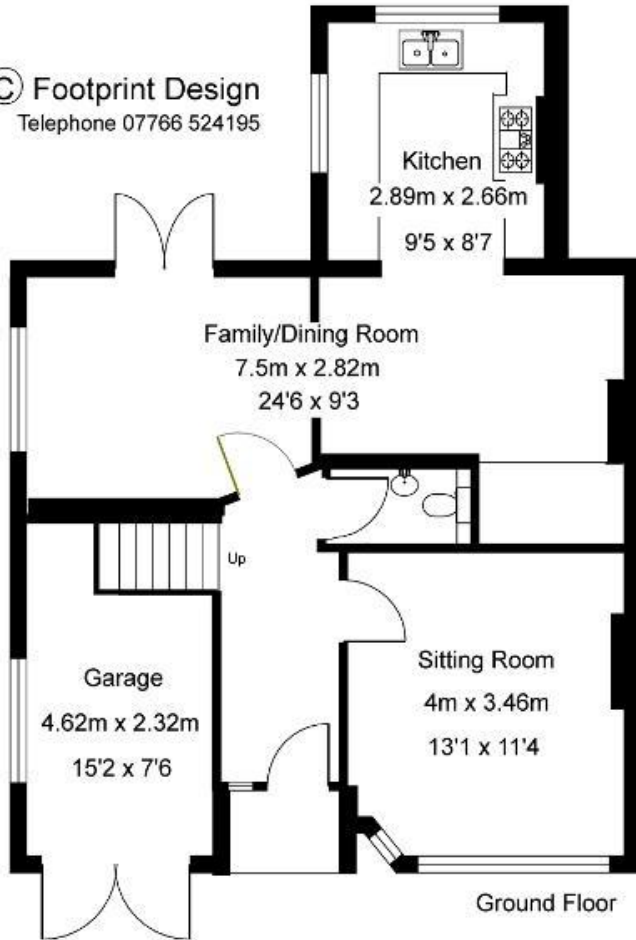
The property is conveniently located for the rear entrance to Haywards Heath mainline station and within half a mile of Haywards Heath town centre. Within Boltro Road is the town's Public Library and Town Hall. The town's main facilities include South Road and the Orchards shopping areas and the Broadway with its array of restaurants, cafes and bars. A bus service runs close by linking the town centre with the neighbouring districts and the mainline railway station which offers fast and regular services to London (Victoria/London Bridge 47 minutes approximately) and the South Coast (Brighton 20 minutes approximately). Schools are well represented throughout the town for all ages and Haywards Heath has a sixth form college. The town also has an excellent range of leisure groups, sports clubs and leisure centre with its first class sports facilities. By road access to the major surrounding areas, Gatwick Airport, Brighton and the M25 can be gained via the A272 and the A/M23.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

01273 508955 01273 843377 01444 235665 01444 456431 01444 484084 01444 417600 01293 533333 01825 722288 01825 760770
BRIGHTON HASSOCKS BURGESS HILL HAYWARDS HEATH LINDFIELD CUCKFIELD CRAWLEY NEWICK UCKFIELD

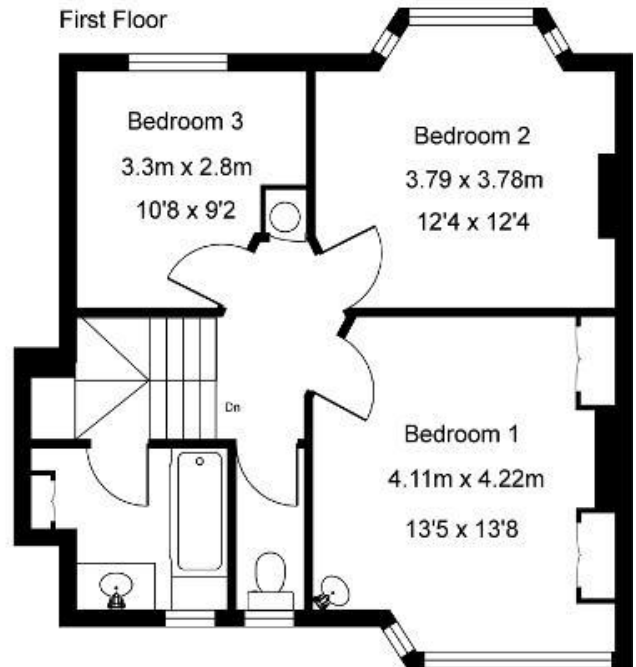
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Approximate gross internal floor area: 1167 Sq.Ft/108 Sq.M

This plan is for layout guidance only, not to scale.
Please check all dimensions and shapes before
making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(10-100) A			
(51-91) B			
(31-50) C			
(11-40) D			
(1-30) E		59	70
(1-30) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	