



**St. Johns Road
Haywards Heath, RH16 4EH**

**Guide Price
£300,000 to £325,000**

**01444 474447
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**Residential sales, lettings,
land and new homes.**

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LOCATION

This semi detached house is conveniently located within a minute's walk of a Sainsbury's local store and only a short walk from South Road and The Orchards Shopping Centre, with its good range of shopping facilities. Haywards Heath Station, with its direct service to London Bridge (45 mins) and Brighton (15 mins) is a short drive from the property, that also offers good access to the M23/A23. There are also a number of schools within the immediate vicinity, that include St Wilfrid's & St Joseph's primary schools. The property is also conveniently positioned within easy walking distance of The Princess Royal Hospital.

further double bedroom, and a smaller third bedroom/study. The property still retains a number of period features including cast iron fireplaces, sash windows and panelled doors.

OUTSIDE

To the front of the house is a brick built retaining wall, that encloses an area of garden, that extends to the front and side of the property. To the rear of the house there is an enclosed rear garden, in need of tidying/clearing, that has a combination of fencing, bushes and a wall defining the boundaries.

ACCOMMODATION

Tenure: Freehold

The property offers good sized accommodation, arranged over two floors, that is in need of refurbishment, but provides excellent potential. The ground floor features a spacious entrance hall, with a spindled bannister staircase and provides access to a cosy sitting room, with both a period fireplace and sash windows. There is also a generous dining room, kitchen equipped with a traditional range of units and a bathroom, with separate W.C. On the first floor there is a generous main bedroom, with feature fireplace,





Buses

2 minute walk



Shops

Sainsbury's Local
1 minute walk



Trains

Haywards Heath
1.4 miles



Airport

Gatwick
14 miles



Roads

M23
9.5 miles



Sport & Leisure

St Francis Social & Sports Club
1.1 miles



Rental Income

£tbc



Schools

St Wilfrid's Primary
St Joseph's Primary
Oathall Community College



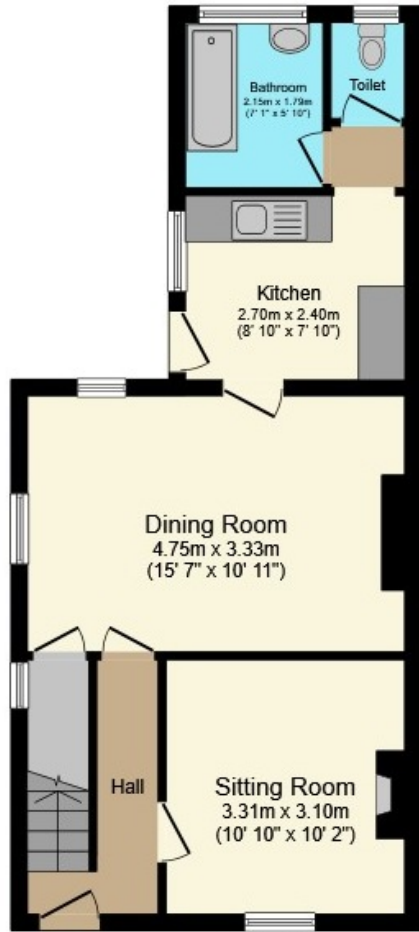
Broadband

Up to 67 Mbps

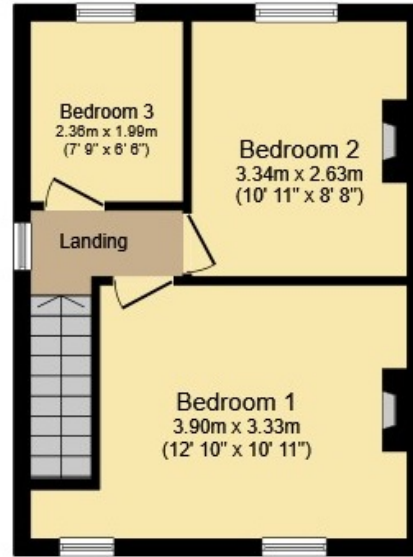


Council Tax

Band D

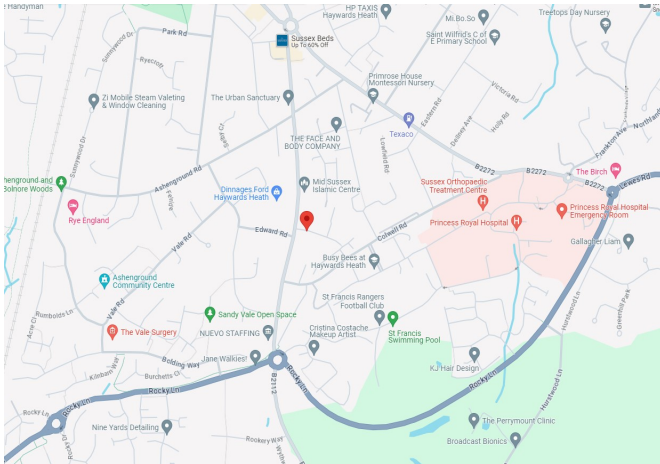


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
860 sq ft / 79.9 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	30	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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