



30 Wickham Close

Haywards Heath, West Sussex, RH16 1UH

Batcheller
Monkhouse

30 WICKHAM CLOSE

A well-proportioned 4 bedroom detached family home situated in a highly desirable location within a short walk of the mainline railway station.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Master Bedroom with en suite Shower Room
- 3 further Bedrooms
- Family Bathroom
- Single Integral Garage
- Rear Garden
- Driveway



AMENITIES

The property is located in this highly desirable location in a quiet cul-de-sac close to the mainline station. Haywards Heath is a popular town with a wide variety of High Street stores including major brand supermarkets. Within easy walking distance are a number of bars and restaurants, a popular park and also Haywards Heath railway station which provides a fast and frequent commuter service to London (London Bridge/Victoria) in approximately 45 minutes. For schools the house is conveniently located for a number of local schools including Oathall Secondary School, Blackthorns Primary and Harlands Primary.. There are also a number of private options in the local area including Great Walstead, Handcross Park and Cumnor House Preparatory schools together with Ardingly and Hurstpierpoint Colleges, Worth and Burgess Hill Girls. The attractive villages of Lindfield and Cuckfield with their popular High Streets, are close to Haywards Heath, and the South Downs National Park is also nearby. Gatwick airport is approximately 13 miles distant, easily reached via the M23 motorway.

DESCRIPTION

30 Wickham Close is an excellent detached family house offering bright, spacious and well-presented accommodation throughout.. Boasting 2 reception rooms and an integral garage that could be converted to create further accommodation (STPP) if required. The main features of the property include:

- Recently updated Cloakroom.
- Double aspect sitting room to the front with feature gas fireplace.
- Kitchen/Breakfast Room with larder and doors opening to rear terrace.
- Dining Room and Conservatory overlooking the rear garden.
- Generous Master Bedroom with En-Suite Shower Room
- 3 further Bedrooms
- Family Bathroom

OUTSIDE

To the front of the house is a well-stocked, mature garden and a driveway in front of the garage which provides some off-road parking. To the rear of the house is a large terrace with steps leading down between an





established raised boarder to an area of lawn. The whole rear garden is enclosed with panel fencing with several mature trees adding to a degree of privacy.

DIRECTIONS

From our offices on the Broadway in Haywards Heath proceed in a northly direction towards the station along Perrymount Road. At the roundabout with Waitrose on your left hand side take the second exit into Mill Green Road, proceed to the end and turn right onto College Road. Take the first turning on the left into Wickham Way then after a short distance turn right into Wickham Close where the property will be found on your right hand side just after the bend

Additional Information:

Local Authority: Mid Sussex District Council. Tel: 01444 458166
www.midsussex.gov.uk

Services: All main services connected.

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number SX48649

EPC: EPC rating C

Council Tax Band: E



GUIDE PRICE £600,000 - £625,000

VIEWINGS

For an appointment to view please contact our Haywards Heath office, telephone 01444 453181

Battle
01424 775577

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hh@batchellermonkhouse.com

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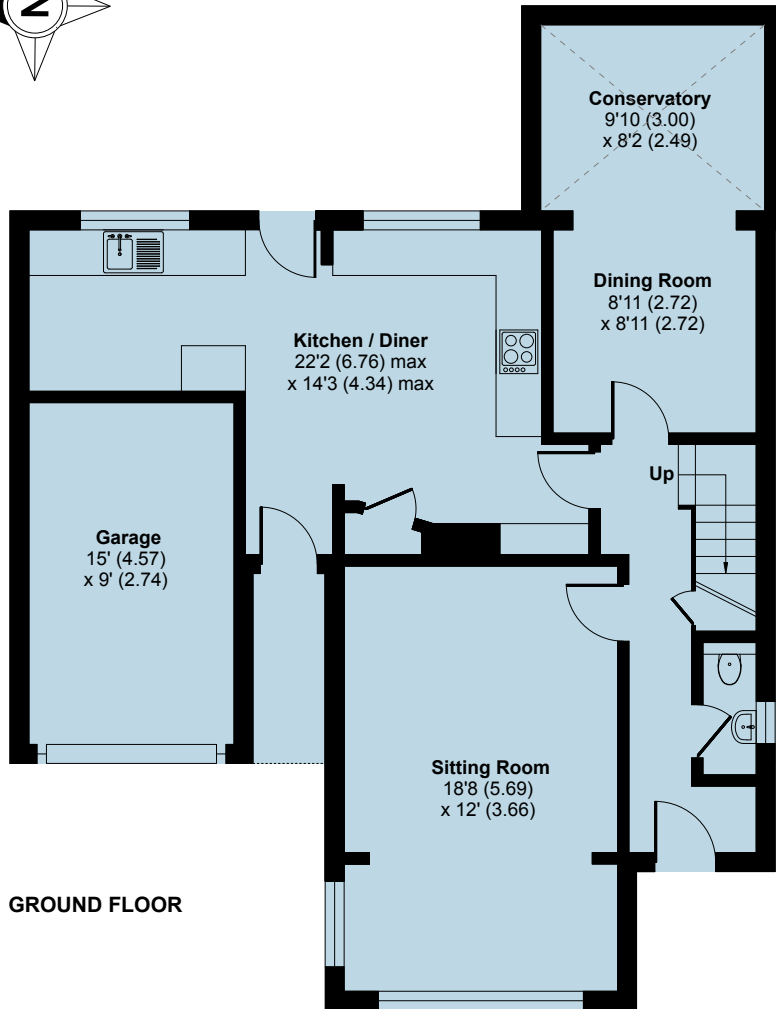
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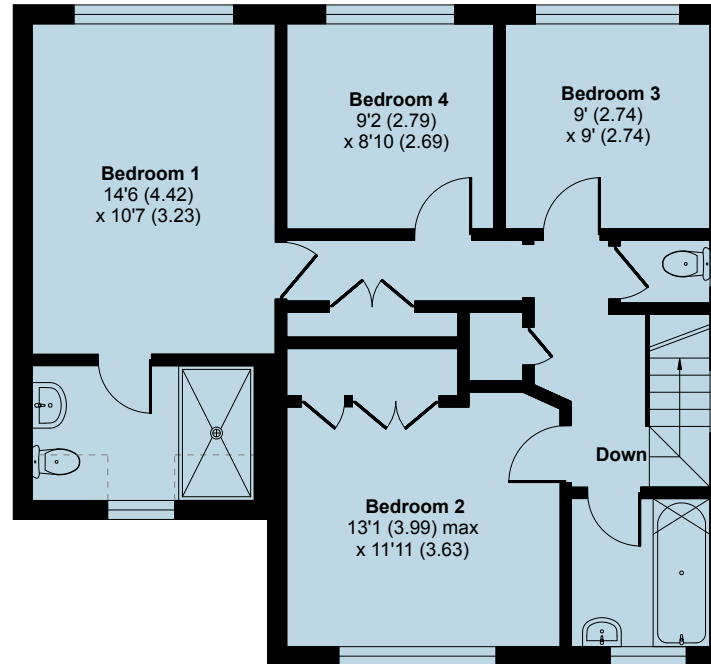
Approximate Area = 1645 sq ft / 152.8 sq m (includes garage)
 Limited Use Area(s) = 18 sq ft / 1.7 sq m
 Total = 1663 sq ft / 154.5 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2020. Produced for Batcheller Monkhouse. REF: 596399

