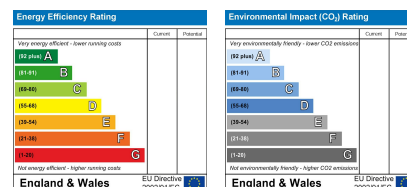


**Approx. Gross Internal Floor Area 806 sq. ft / 75.04 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



**2 Mayflower Road, Haywards Heath, West Sussex, RH16 3JT**

**Guide Price £425,000 Freehold**

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2 Mayflower Road, Haywards Heath, West Sussex, RH16 3JT

What we like...

- \* Superb south-west facing garden with large expanse of lawn.
- \* Spacious accommodation.
- \* Quiet residential location and just a mile to the station.
- \* Scope to extend if required (STPP)

**The House...**

This excellent semi-detached home has a superb south-west facing garden and occupies a peaceful residential location.

The ground floor offers large reception room with open fireplace as well as a social kitchen along the rear of the home. The inviting sitting room has a focal point fireplace and large window overlooking the front whilst the modern kitchen has windows out to the garden with space for a dining table.

There is also a helpful pantry cupboard and downstairs w.c.

On the first floor are two well-proportioned double bedrooms with built-in wardrobes. These are served by the spacious family bathroom with bathtub & shower over.

Further benefits include gas central heating and double glazing.

Additionally, there is, in our opinion, plenty of scope to extend the ground floor further to create a more open plan kitchen/diner, if required.

**Step Outside...**

The south-west facing garden is mostly laid to lawn with established and mature borders. An appealing space for those looking to create their perfect garden as well as those wanting a large but low maintenance space. Being west facing means it is ideal for afternoon entertainment and al-fresco evening dining.



**The Location...**

Mayflower Road is an established residential road lying off New England Road, close to the Haywards Heath town centre, providing extensive shopping facilities including 'The Orchards' Shopping Centre with Marks & Spencer's. 'The Broadway', which is the town's social hub with its array of bars & restaurants including Lockhart Tavern, WOLFFOX Coffee Roasters (great for a brunch), Orange Square, Pizza Express and Zizzi. For fitness fanatics the Dolphin Leisure Centre and Madisons Fitness Studio are both within easy walk. Additionally, Haywards Heath boasts Waitrose and Sainsbury's Superstores.

The mainline station is just over a mile distant (on foot/bicycle via Claire Park) and provides fast & regular commuter services to London (Victoria/London Bridge in approx. 47 mins), Gatwick International Airport, Brighton & the South Coast. Nearby schooling includes Warden Park Academy (Ofsted: Good), whilst for secondary education children in this area usually attend Oathall Community College, although pupils of Warden Park are eligible to attend the Secondary Academy in Cuckfield. Other nearby schools include St. Josephs RC, Northlands Wood, Blackthorns and Lindfield Primary School. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west.

**Further Information...**

Tenure: Freehold

Title Number: WSX112711

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast up to 1800mbps (not tested)

We believe the above information to be correct but cannot guarantee its accuracy and recommend checking personally.

**NB - Anti Money Laundering**

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

