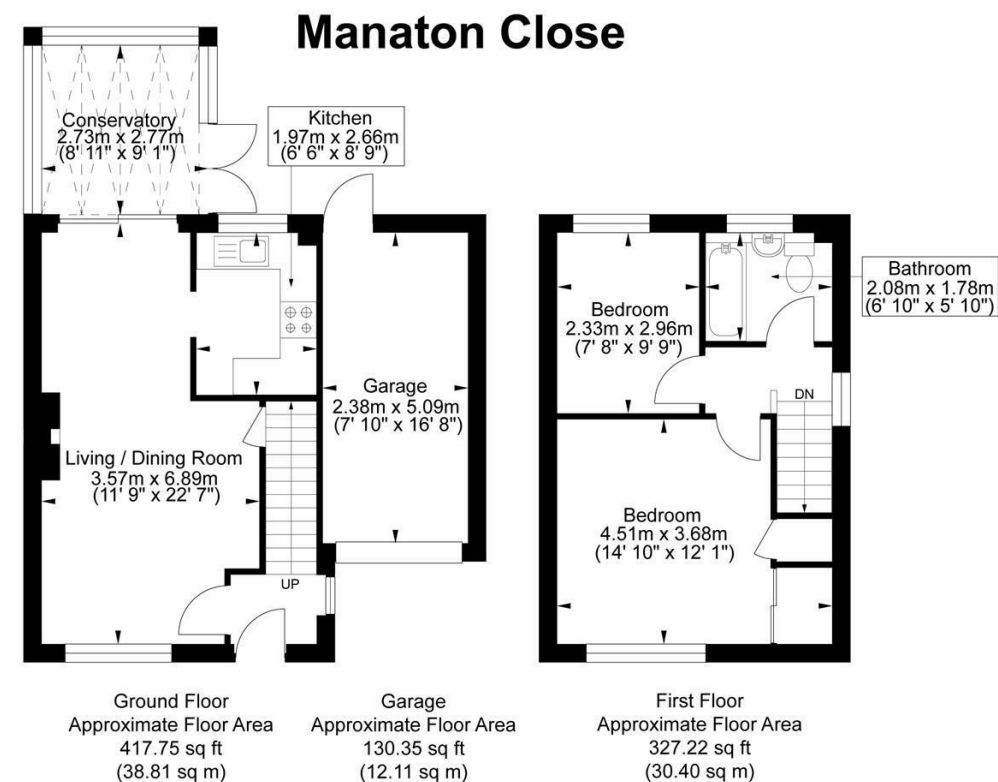
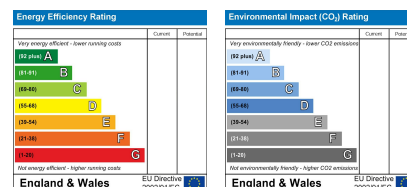




Approximate Gross Internal Area (Including Conservatory)(Excluding Garage) = 69.21 sq m / 744.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



22 Manaton Close, Haywards Heath, RH16 3HS

Offers Over £350,000 Freehold

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22 Manaton Close, Haywards Heath, RH16 3HS

5 Things We Love...

Spacious Living Accommodation – An impressive 22'7" living and dining room offering flexible space for everyday living and entertaining.

Bright Conservatory – A versatile additional reception area enjoying attractive views across the rear garden.

Established Rear Garden – A delightful enclosed garden with a central lawn, mature planting and paved seating areas.

Driveway & Garage – The convenience of private off-road parking together with an attached single garage.

Highly Regarded Priory Estate – A peaceful cul-de-sac setting within walking distance of Haywards Heath town centre and convenient for the mainline railway station.

A well-presented two-bedroom semi-detached home, pleasantly situated in a small cul-de-sac on the highly regarded Priory estate, within easy walking distance of Haywards Heath town centre. Offering approximately 745 sq ft of accommodation, the property features a spacious living and dining room, fitted kitchen, conservatory, two bedrooms and a family bathroom, together with an attractive rear garden, private driveway and attached garage. The location is particularly convenient, with the town centre's excellent selection of shops, cafés and restaurants close by, together with Haywards Heath mainline railway station offering regular services to London in approximately 45 minutes. Well-regarded schools, leisure facilities and excellent road connections via the nearby A23 further enhance the appeal of this lovely home.

The Home...

The property is approached via a pathway leading to the front entrance, which opens into a welcoming entrance hall with stairs rising to the first floor and access into the main living accommodation.

The spacious living and dining room is a particularly appealing feature of the home, measuring approximately 22'7" in length and offering excellent flexibility for both relaxation and entertaining. A large window to the front allows plenty of natural light to fill the room, while the generous proportions comfortably accommodate a range of living room furniture alongside a dining table and chairs. Positioned towards the rear of the property, the kitchen is fitted with a range of cream shaker-style wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is a stainless steel sink positioned beneath a window overlooking the garden, together with space for a freestanding cooker and additional appliances. A door provides direct access into the conservatory. The conservatory provides a delightful additional reception area, enjoying views across the rear garden through its extensive glazing. Currently arranged as a comfortable sitting area, this versatile space could equally serve as a garden room, reading room or occasional dining area, with a door opening directly outside.

On the first floor, the landing provides access to both bedrooms and the family bathroom. The principal bedroom is a generously proportioned double room, measuring approximately 14'10" x 12'1", with a window overlooking the front of the property. There is ample space for a double bed, bedside furniture and wardrobes, making this a comfortable and practical main bedroom. Bedroom two is positioned to the rear and offers a pleasant outlook towards the garden. Currently arranged as a single bedroom, it would also make an ideal guest room, nursery or home office. Completing the first-floor accommodation is the family bathroom, fitted with a white suite comprising a panelled bath with shower attachment, pedestal wash basin and WC. The room features tiled walls and an obscured-glazed window providing natural light.

The Outside...

To the front, the property enjoys an attractive open-plan lawn with established planting and a pathway leading to the entrance. A private block-paved driveway provides off-road parking and leads to the attached single garage, which benefits from an up-and-over door.



The rear garden is a particularly pleasant feature of the property, offering an established and enclosed outdoor space with a good-sized central lawn, mature shrubs, flowering borders and paved pathways. The garden provides a lovely setting for outdoor relaxation and gardening, with established planting creating an attractive backdrop throughout the seasons. A paved seating area immediately outside the conservatory offers space for garden furniture, while the lawn provides an excellent area for children, pets or simply enjoying the outdoors. The combination of the conservatory, enclosed garden, driveway and garage adds considerably to the practicality and appeal of this home.

The Location...

Manaton Close forms part of the highly regarded Priory estate, an established residential neighbourhood conveniently positioned within walking distance of Haywards Heath town centre. The small cul-de-sac setting offers a pleasant residential environment, making it particularly appealing to those seeking a peaceful location without compromising on everyday convenience.

Haywards Heath town centre offers an excellent selection of independent shops, national retailers, cafés, restaurants and everyday amenities, together with The Orchards Shopping Centre. The nearby Sainsbury's superstore provides convenient shopping facilities, while the Dolphin Leisure Centre offers a swimming pool, gym and a range of fitness and recreational activities. For commuters, Haywards Heath mainline railway station provides frequent services to London Victoria and London Bridge, with journey times of approximately 45 minutes, together with convenient connections to Brighton and Gatwick Airport. The A23 lies approximately five miles to the west, providing access to the wider motorway network. Families are particularly well catered for, with several well-regarded schools in the surrounding area offering education for a range of ages. The town also benefits from attractive parks and recreational spaces, while the nearby villages of Lindfield and Cuckfield provide further shopping, dining and leisure opportunities.

With its combination of excellent transport connections, established community and proximity to the beautiful Mid Sussex countryside, this remains a highly desirable and convenient place to call home.

Important Information...

Tenure: Freehold (subject to title verification).

Local Authority: Mid Sussex District Council.

Council Tax Band: C.

EPC Rating: To be confirmed against the current Energy Performance Certificate.

Accommodation: Approximately 745 sq ft (69.21 sq m), including the conservatory and excluding the garage.

Services: Mains electricity, water and drainage. Heating and hot water arrangements to be confirmed.

Broadband: Superfast and ultrafast broadband, including gigabit-capable services, are indicated as available within the postcode. Individual property availability and speeds should be verified with the provider.

Parking: Private driveway and attached single garage.

Disclaimer: Information is provided in good faith and should be independently verified by prospective purchasers and their legal advisers.

