



**The Presentation Vicarage, 1 Marylands**  
New England Road, Haywards Heath, RH16 3JZ

■ ■ ■ Mark Revill & Co



# The Presentation Vicarage, 1 Marylands

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**Guide Price £725,000 Freehold**

A substantial 4 bedroom detached family residence offering a generous and versatile layout, ideally positioned within a small residential cul-de-sac close to Haywards Heath town centre and well-regarded local schools. Offered for sale with vacant possession, this spacious home presents excellent scope to reconfigure, modernise, or enlarge further (STPP). The ground floor comprises a spacious entrance hall, a front-facing sitting room, downstairs cloakroom and a useful study/playroom. A separate living/family room with patio doors to the garden and a built-in internal lift provides added flexibility for multigenerational living. The modern kitchen/breakfast room is comprehensively fitted, offering ample space for appliances and a dining area, while a separate utility room provides further storage and access to the outside. A turning staircase from the inner hallway leads to a bright first floor landing, giving access to four double bedrooms. The principal bedroom features an en suite shower room, complemented by a well-appointed family bathroom. Additional benefits include gas fired central heating, uPVC double glazing, a large loft area with potential for conversion (STPP) and the opportunity to redesign the existing layout. Externally, the property enjoys front and side garden areas, a private driveway with space for multiple vehicles, a detached garage and a well enclosed rear garden featuring a large decked area, lawn and well-stocked plant borders and beds. A side gate provides easy access from the garden to the driveway. A rare opportunity with great potential early viewing is advised

The Presentation Vicarage is located in a quiet residential cul-de-sac just off New England Road, conveniently placed around 0.4 miles from Haywards Heath town centre and 0.8 miles from the mainline station, which offers fast and regular services to London (approx. 45 mins), Gatwick, and Brighton. Local schooling options include St. Joseph's Catholic Primary School (0.2 miles), Warden Park Academy (1.4 miles) and Oathall Community College (1.1 miles), with prestigious independents such as Ardingly College and Burgess Hill School for Girls also within easy reach. A wide range of local amenities including Sainsbury's, Waitrose, Marks & Spencer and The Orchards Shopping Centre, and are all close by. Victoria Park, The Dolphin Leisure Centre and Beech Hurst Gardens also offer excellent recreational facilities, making this an ideal family location.



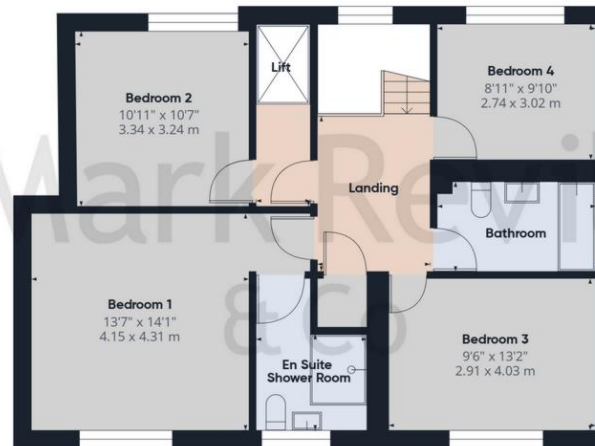








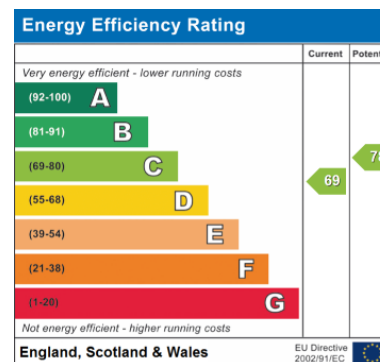
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>

1949 ft<sup>2</sup>

181 m<sup>2</sup>

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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
Haywardsheath@markrevill.com

Mark Revill & Co