



**Chanctonbury, 2 St Johns Road**  
Haywards Heath, RH16 4EH

■ ■ ■ Mark Reville & Co

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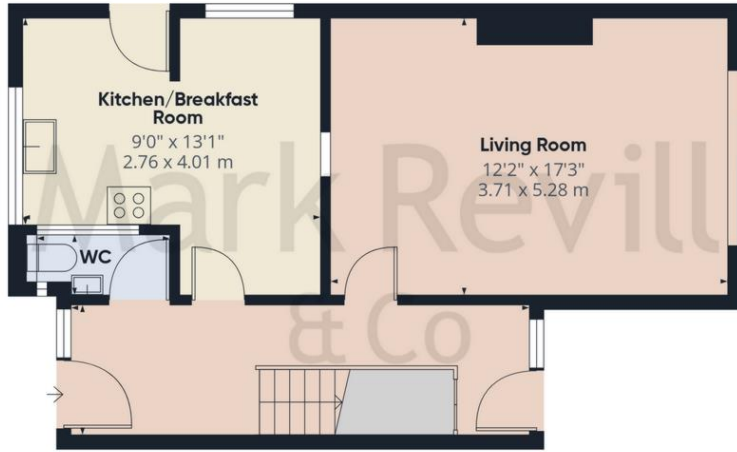
**Guide Price £435,000 Freehold**

Tucked away in a quiet cul-de-sac, this good sized three bedroom semi detached house offers an excellent opportunity for buyers looking to create a home to their own taste. Requiring some modernisation throughout, the property offers generous accommodation and plenty of potential to extend or improve, subject to the usual permissions. The accommodation comprises: a spacious living room, a kitchen/breakfast room, three well proportioned bedrooms and a family bathroom. The property benefits from having gas fired central heating, double glazing and air conditioning fitted in two rooms (lounge and front bedroom). Outside, further benefits include a delightful south facing rear garden, mainly hard landscaped for ease of maintenance with mature shrub borders providing colour and privacy. A garage in a nearby block adds further practicality. Ideally suited to families, first time buyers or investors, this is a fantastic opportunity to secure a property in a peaceful and sought after location with scope to add value. Vacant possession with no chain.

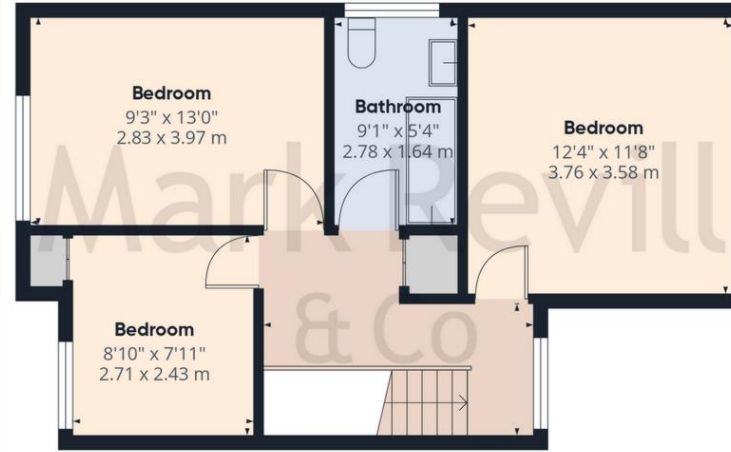
The property is situated in this popular residential close, within easy walking distance of the town centre, Sainsburys Local and the Princess Royal Hospital. The area offers a wide range of shops, cafés, and restaurants, along with several well regarded schools catering for all age groups. Haywards Heath provides an excellent selection of amenities, including parks, a Sainsbury's & Waitrose superstore, and a modern leisure complex. The mainline railway station offers fast and frequent services to London Victoria and London Bridge (approximately 43 minutes), making it ideal for commuters. The A23 lies around 5 miles to the west, providing direct access to the motorway network, while Gatwick Airport is approximately 14 miles to the north and the vibrant city of Brighton is a similar distance to the south.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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

1097 ft<sup>2</sup>  
102 m<sup>2</sup>

(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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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.

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