



82 Western Road, Haywards Heath, West Sussex RH16 3LN

Guide Price £400,000 – £415,000 ... Freehold



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McTAGGART**
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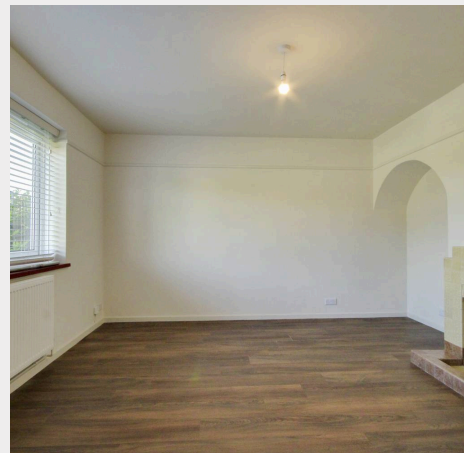
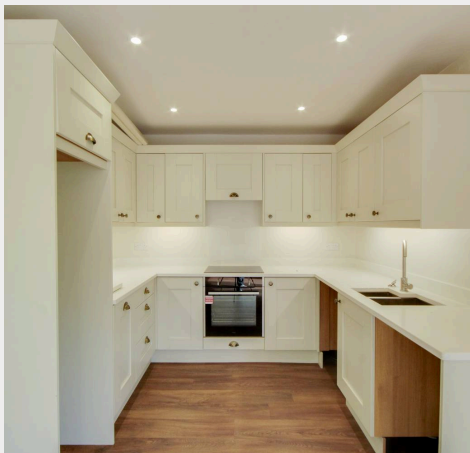


A recently refurbished 3 bedroom end of terrace house occupying a fantastic 150' x 35' plot to include a 95' rear garden offering tremendous potential for extending and/or even building another house on the side STPP*

Agents Note

Under the Estate Agents Act 1979 we advise that the property is being sold by an employee of Mansell McTaggart.

- Refurbished house in desirable neighbourhood
- Close to hospital & St Wilfrid's school
- Occupying a huge 150' x 35' plot
- Great potential for extending/new house on side STPP
- Family sized kitchen/dining room with stone worktops
- Lounge with original open fireplace
- 3 generous bedrooms and refitted bathroom
- New electrics, heating, plumbing and floor coverings
- Potential for driveway parking (approval previously received)
- 1.3 mile walk to the railway station
- For sale with no onward chain
- EPC D, Council Tax band C

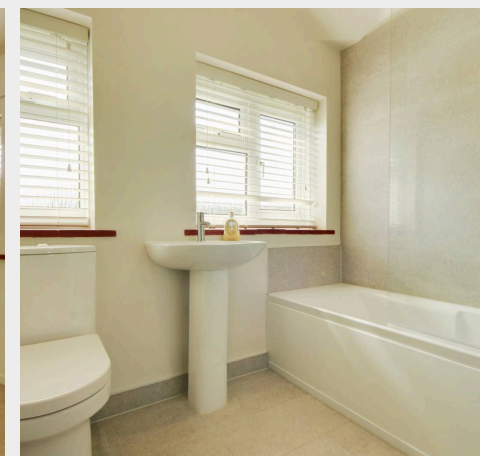
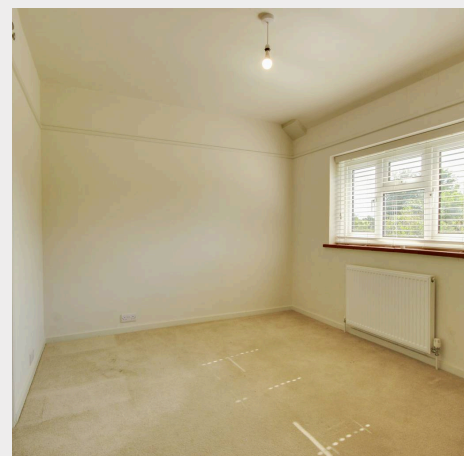


Western Road is located off Franklynn Road just to the south east of the main town centre and is a popular residential area close to the hospital, St Wilfrid's primary school and the town centre. The town has an extensive range of shops, stores, restaurants, cafes and bars. There is also a leisure centre, 6th form college and numerous sports clubs. An alleyway close by links through to Eastern Road and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college with its farm in neighbouring Lindfield.

By road, access to the major surrounding areas can be swiftly gained via the A272, the B2112 and the A/M23 which lies about 6.5 miles to the west at Bolney.

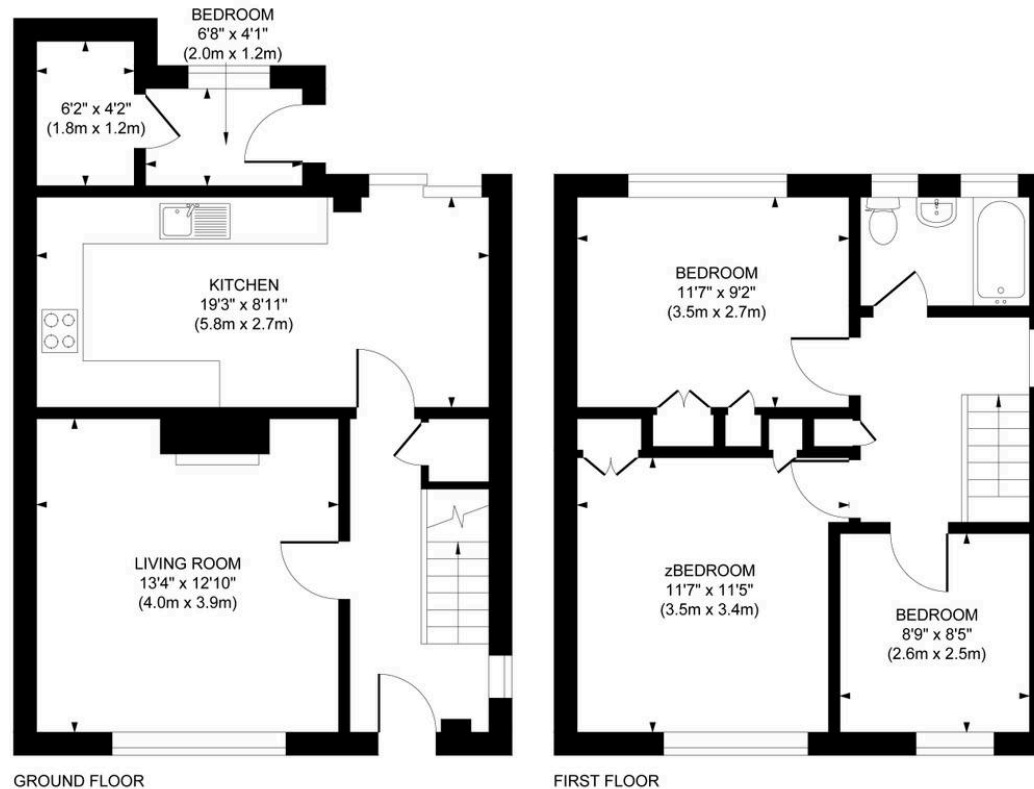
Distances (approx in miles)

Schools: St Wilfrid's Primary School 0.25 Oathall Community College (secondary school) 1.0 Railway stations: Haywards Heath 1.1 providing a fast commuter service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) Wivesfield Station 3 A23 Bolney 6 Gatwick Airport 15 Brighton seafront 15



Approximate Gross Internal Area

940 sq. ft / 87.33 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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