



6 Farlington Close, Haywards Heath, West Sussex RH16 3EH

Guide Price **£800,000**

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A detached 4 bedroom family home occupying a fabulous plot with a 100' x 48' south facing rear garden in this desirable cul-de-sac close to the town centre, good schools and a 0.5 mile walk from the railway station, owned by the same family since it was built in the mid 1960s and although needing some updating it is presented for sale in very clean and tidy throughout with no onward chain.

- Family home in prime cul-de-sac location
- 100' x 48' south facing garden (175' x 48' plot)
- Plenty of private driveway parking and double garage
- Tremendous potential for extending STPP
- Living room with fireplace - dining room
- Re-fitted family sized kitchen/breakfast room
- Utility & downstairs bathroom
- 4 bedrooms, shower room, family bathroom
- Gas heating to radiators - 14 solar panels
- EPC rating: D - Council Tax Band: F



Farlington Close is a small select cul-de-sac of around 25 properties located off Oathall Road just to the north east of the main town centre and south east of Clair Park and the railway station.

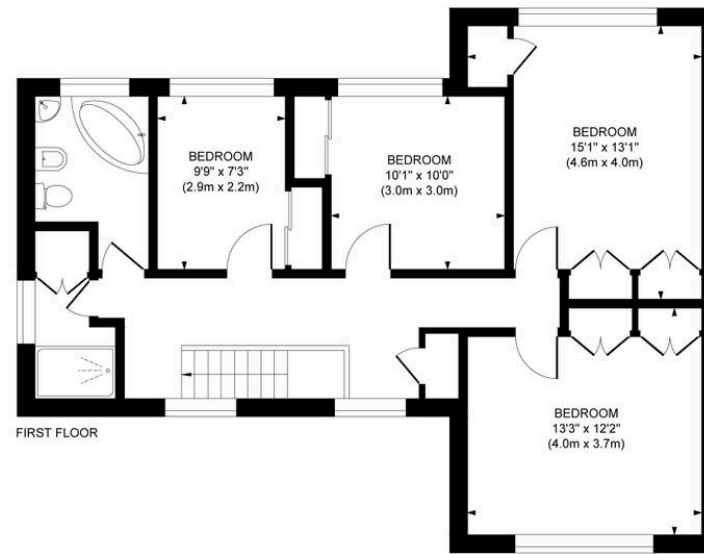
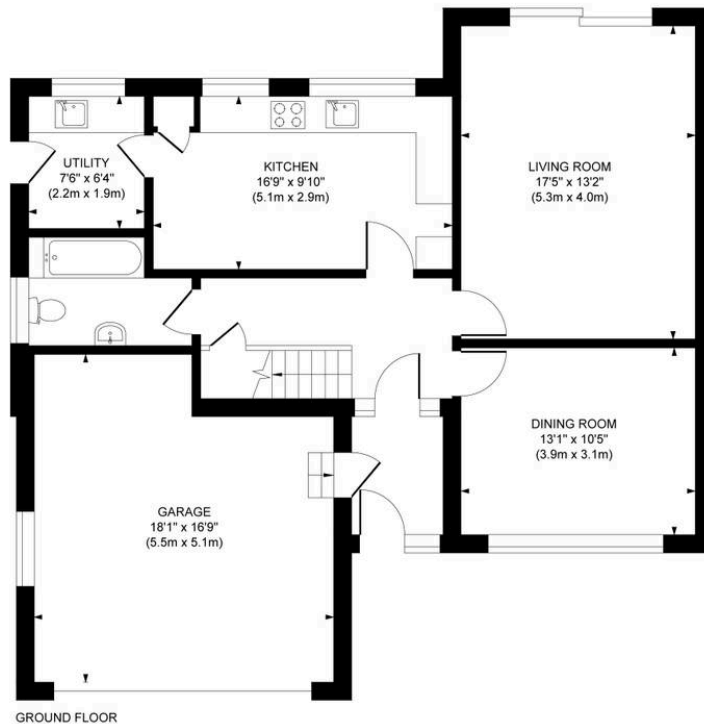
The property is ideally placed within walking distance of all facilities including the Broadway with its numerous restaurants, cafes, and bars, the main shopping areas, several schools and just 0.5 miles walk via the picturesque Clair Park to the railway station.

There are several primary schools close by and children from this side of town generally go to Oathall Community College in neighbouring Lindfield, which is also within a half mile walk. The local area is well served by numerous excellent independent schools, most of which run a school bus service with pick up points close by. The town also has a 6th form college and leisure centre.

By road, access to the major surrounding areas, Gatwick, Airport and the M25 can be swiftly gained via the A272, Balcombe Road and the A23 which lies about 5.5 miles to the west at Warminglid.



Approximate Gross Internal Area
1785 sq. ft / 165.85 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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