



56 Western Road, Haywards Heath, West Sussex RH16 3LP

Guide Price £500,000-£525,000



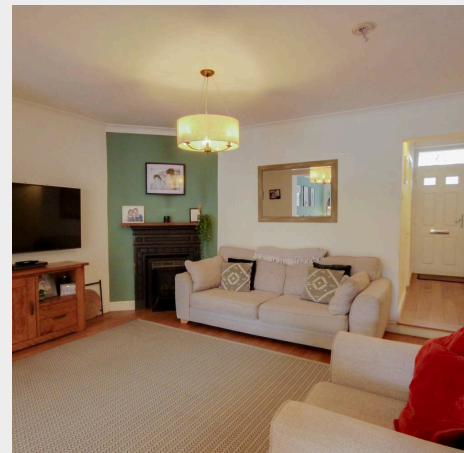
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A modern and extended semi-detached home which is believed to have been built in the early 1900s with a beautiful 25' open plan living/kitchen room with bi-folds leading to a fabulous 94' x 24' south easterly facing garden in this established road just to the south east of the town centre within walking distance of good schools, the hospital, town centre and just a 1.1 mile walk to the railway station.

- An extended semi-detached house in an established road
- 3 double bedrooms and modern bathroom
- 25' x 15' kitchen/living room with bi-folds leading to garden
- Separate sitting room/snug & downstairs WC with space for a washing machine & tumble dryer
- Underfloor heating in kitchen and bathroom
- 94' x 24' south easterly facing garden
- Off road parking for 2 cars
- Close to St Wilfrid's school, hospital & 20 min walk to railway station
- EPC rating: C - Council Tax Band: D



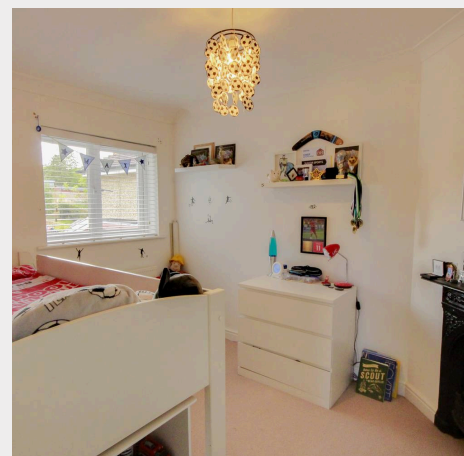
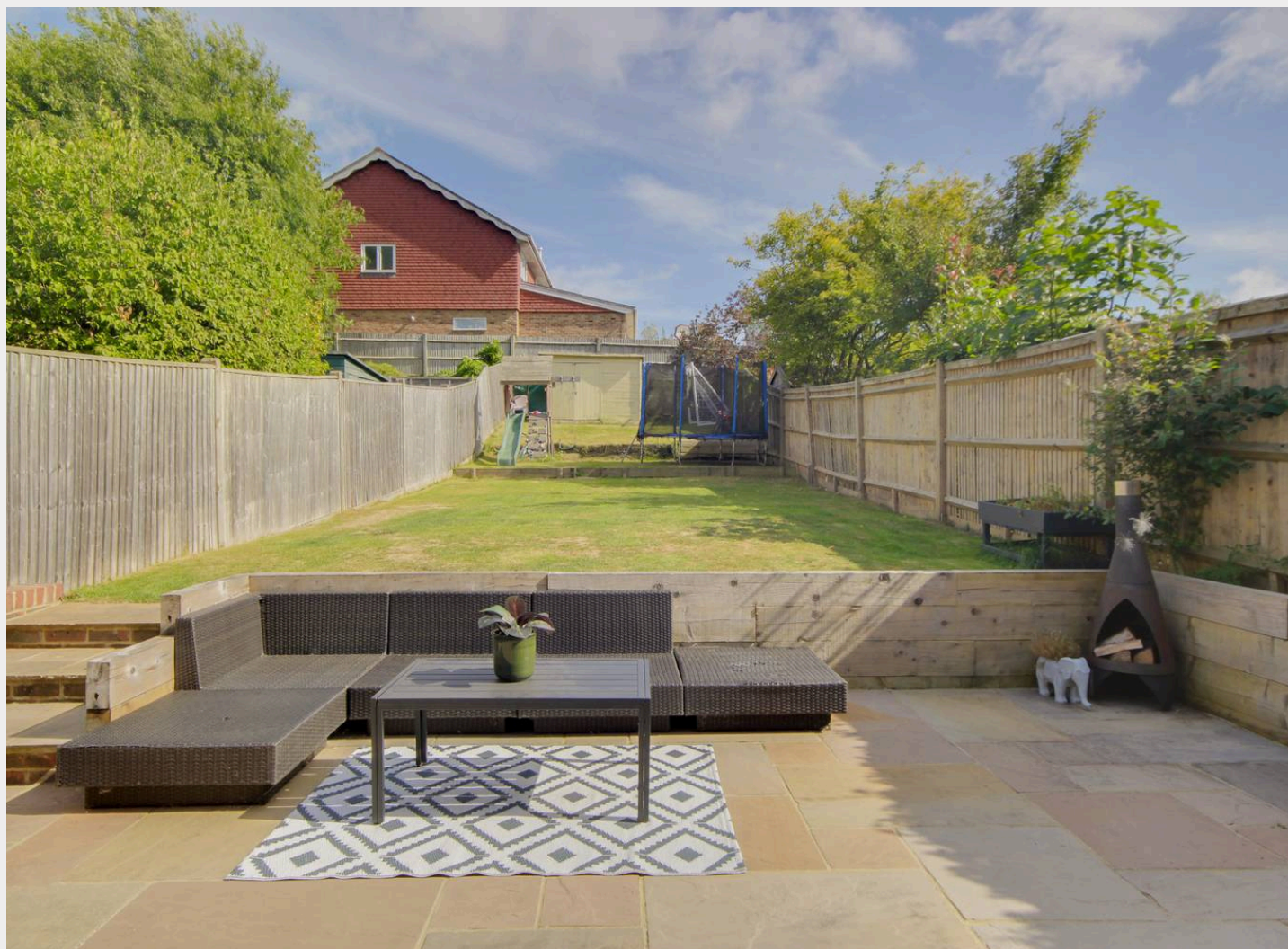


Western Road is located off Franklynn Road just to the south east of the main town centre and is a popular residential area close to the hospital, St Wilfrid's primary school and the town centre. The town has an extensive range of shops, stores, restaurants, cafes and bars. There is also a leisure centre, 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 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  
987 sq. ft / 91.67 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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