



91 Sunnywood Drive, Haywards Heath, West Sussex RH16 4PD

GUIDE PRICE ... £600,000-£650,000

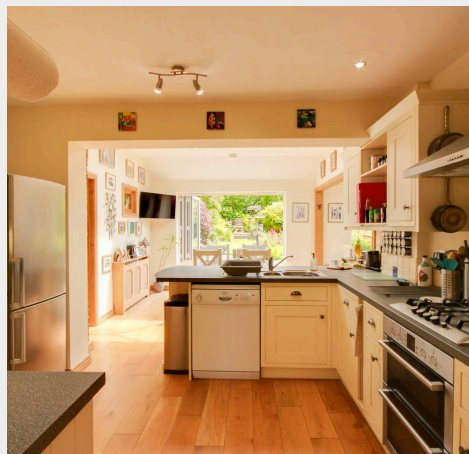


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A substantial 3/4 bedroom, 3/4 reception room 1950S detached house of 1890 sq ft with an enormous kitchen/breakfast/living area, a 51' x 39' private rear garden with ample driveway parking for 3 to 4 vehicles and garage ideally located in this established area just to the south of the town centre and Victoria Park, within walking distance of several schools and just a 0.9 mile walk to the station.

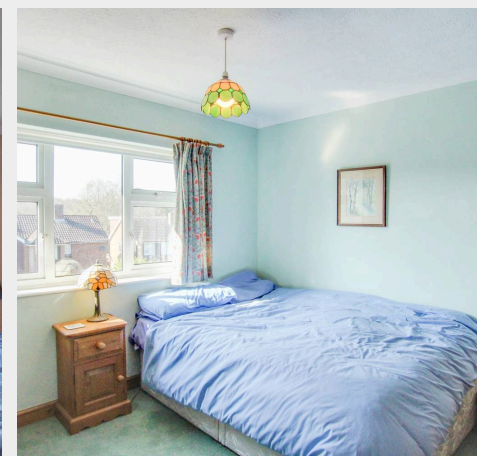
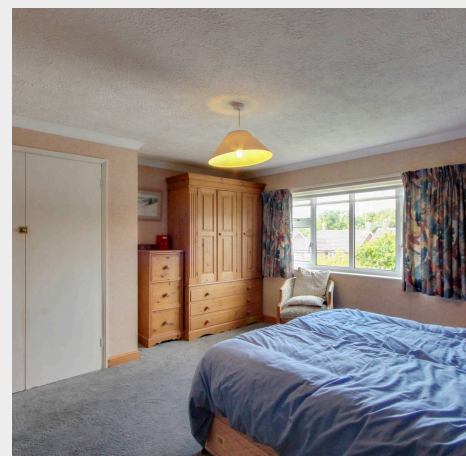
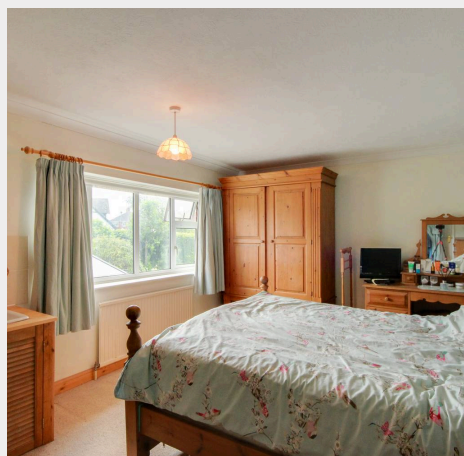
- Very spacious 3/4 bedroom family home of 1890 sq ft
- Fabulous 24' x 21'9 max kitchen/dining/living area with bi-fold doors to garden (extended approx. 9 years ago)
- Separate utility/boot room with WC (also part of extension)
- Scope for further extension (STPP)
- Sitting room with fireplace, dining room and study/bedroom 4
- 3 double bedrooms and family bathroom on first floor
- 51' x 39' private east facing rear garden with summerhouse and side access
- Plenty of driveway parking for 3 to 4 vehicles with integral garage
- Close to Ashenground Woods & Victoria Park
- 10 minute walk to town centre and Broadway
- 0.9 mile walk to railway station via Victoria Park
- Warden Park Secondary Academy School catchment area
- EPC rating: C - Council Tax Band: E



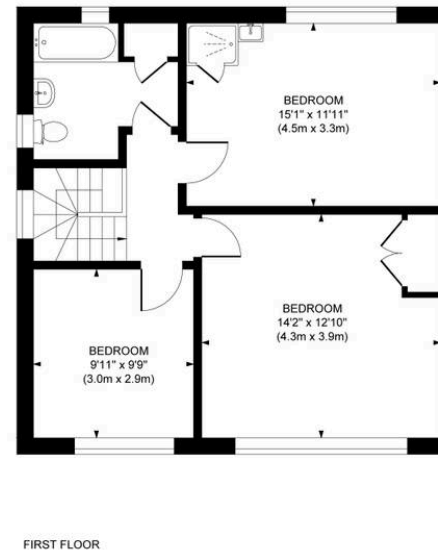
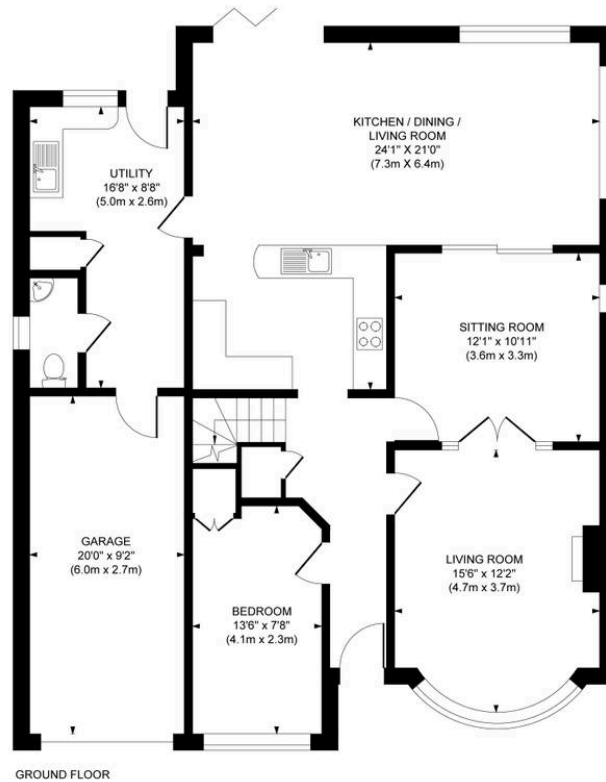
Sunnywood Drive is located on the southern side of Victoria Park and runs between Park Road and Ashenground Road within a 5/10 minute walk of the town's main shopping areas of South Road. Victoria Park has large open spaces, children's play areas, tennis courts, skate park and a cafe. The town has an extensive range of shops and stores whilst the fashionable Broadway has several restaurants, cafes and bars. The railway station is just under a mile on foot via Victoria Park and provides fast commuter links to London, Gatwick Airport and Brighton. Schools are well represented throughout the town and the property is within an easy walk of several primary schools including the Warden Park Primary Academy, St Joseph's (RC), Bolnore Village and St Wilfrid's. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. However, some children go to Oathall Community College with its farm in neighbouring Lindfield. There is also a 6th form college. The town has numerous leisure groups, sports clubs and a leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies approximately 5.5 miles to the west at Bolney or Warninglid.

Distances (miles on foot/by car or train)

Haywards Heath railway station 0.9 via Victoria Park (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), St Joseph's RC Primary 0.7 St Wilfrid's Primary 0.75 Warden Park Primary Academy 0.8 Warden Park Secondary Academy 1.9 Oathall Community College 1.2, 6th Form College (1.1), A23 Bolney 5.5, Gatwick Airport 13, Brighton Seafront



Approximate Gross Internal Area
1890 sq. ft / 175.55 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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