



35 Dellney Avenue, Haywards Heath, West Sussex, RH16 3LX

Guide Price £575,000 – £600,000

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A fabulous home that has just been the subject of a major refurbishment and the enlargement programme to include a loft conversion, reconfiguration and a substantial extension on the ground floor to the rear to provide a huge family home. There is an 80' x 21' west facing garden and timber studio. The property is situated in this established area just to the south of the main town centre and very close to the hospital and St Wilfrid's Primary school.

- Spacious home in prime established location
- 80' west facing garden with studio/office
- Living room with a wood burning stove
- Orangery style kitchen extension with bi-fold doors out to the rear garden
- Kitchen has stone worktops and integrated appliances
- Dining area with wood burning stove
- Downstairs WC and utility room
- Top floor master suite with en-suite shower room
- 2 big first floor bedrooms and family bathroom
- Private block paved driveway parking area
- Close to town centre
- 1.3 mile walk to station
- EPC rating: C - Council Tax Band: D



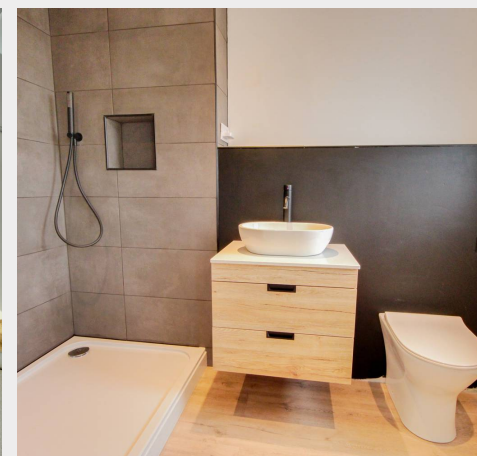
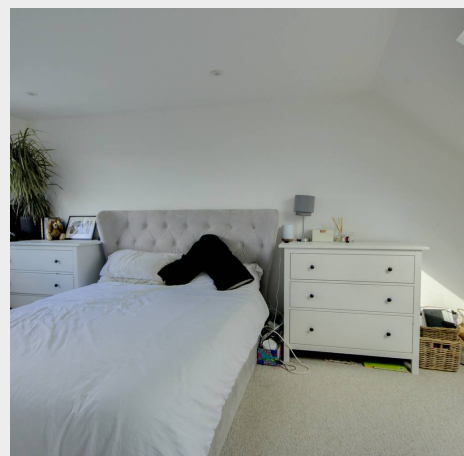
Dellney Avenue runs between Franklynn Road and Victoria Road just to the south east of the main town centre and is ideally placed within a 5 minute walk of the Princess Royal Hospital and St Wilfrid's Primary School.

This established residential area is ideally placed within a 10 minute walk of the town centre and a 1.3 mile walk of the railway station. Children from this side of town fall into the catchment area for Oathall Community College in Lindfield with its farm. The town has an extensive range of shops, stores, cafes, restaurants and bars, leisure centre and 6th form college.

Road access to the major surrounding areas can be gained via the B2112, the A272 town relief road and the A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

Distances: (on foot/by car in miles)

St Wilfrid's Primary School 0.15, Oathall Community College 0.8, Princess Royal Hospital 0.3, Railway station 1.3, A23 Bolney 6, Gatwick Airport 14, Brighton seafront 1.

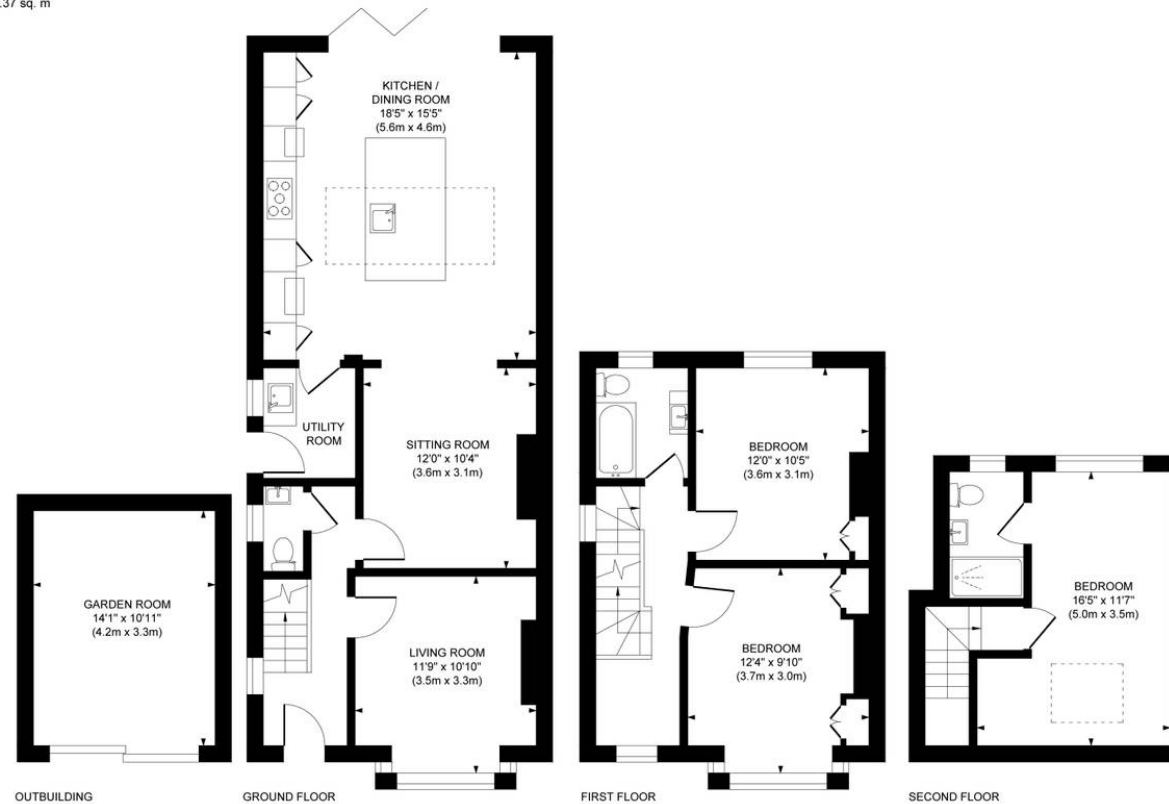


Approximate Gross Internal Area

Main House 1261 sq. ft / 117.13 sq. m

Outbuildings 153 sq. ft / 14.24 sq. m

Total 1414 sq. ft / 131.37 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.

Mansell McTaggart Haywards Heath

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