



51 Queens Road, Haywards Heath, West Sussex RH16 1EG

Guide Price £625,000 – £650,000



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A 4 bedroom Victorian semi-detached house of character with a 50' x 18' rear garden and driveway parking presented for sale in good order throughout to include a newly refitted family bathroom. The property is ideally placed within 400 yards of the railway station and also within walking distance of the town centre, several good schools and Lindfield Village.

- 4 bedroom character family home
- Within 0.2 miles of railway station
- Spacious accommodation over 3 floors
- Huge extended kitchen/family room with bi-fold doors out to the garden
- Bay fronted sitting room with fireplace
- 2 first floor bedrooms and refitted bathroom
- Top floor master bedroom with en-suite shower room & 4th bedroom
- Private driveway parking for 2 cars
- Walking distance of several good local schools
- Close to supermarkets, easy walk to town
- EPC rating: D - Council Tax Band: D



The property is situated midway along Queens Road surrounded by properties of a similar style and era. Queens Road is one of the most popular roads in the station area and nearby facilities include an array of shops and food outlets by the railway station including Waitrose, Sainsbury's superstore, Clair Park, 6th form college and the Dolphin Leisure Centre is also close by. Children from this side of town generally fall into the catchment area for the primary schools in Lindfield but the property is also within comfortable walking distance of Harlands Primary in Penland Road. They go onto Oathall Community College with its own farm which can be easily accessed from an alley way off West Common.

The town centre is about 0.75 miles to the south where there are numerous shops and stores whilst the fashionable Broadway is a little closer with its selection of restaurants, cafes and bars. The railway station is within 500 yards and provides fast commuter links to London Bridge/Victoria in 45 mins, Gatwick airport 15 mins and the south coast at Brighton 20 mins.

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, Hanlye Lane, the A272 and the A/M23, which lies about 5.5 miles to the west at Warminglid or 8.5 miles to the north at Maidenbower (Junction 10A).



Approximate Gross Internal Area
1346 sq. ft / 125.08 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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