



116 Franklynn Road, Haywards Heath, West Sussex RH16 4DR

Guide Price £450,000-£475,000

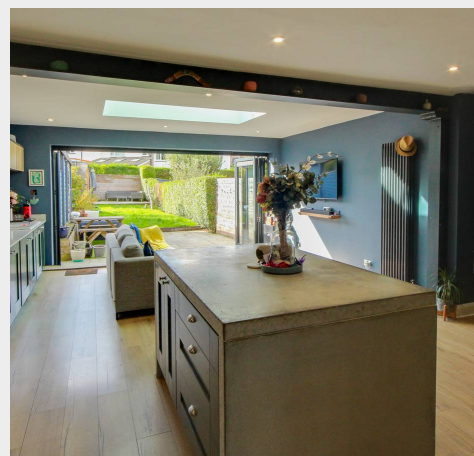
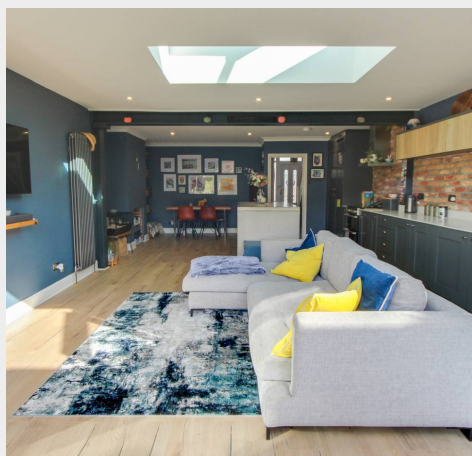


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A 3 bedroom 1930s semi-detached character house which has had a fabulous kitchen extension with bifold doors opening onto a 73' x 25' south/west facing rear garden with plenty of driveway parking and a garage* on the southern side of town close to the hospital and within a short walk of local shops, St Wilfrid's primary school, the town centre and only a 1.1 mile walk to the railway station.

- Character 1930s semi-detached home
- Great potential for an impressive loft conversion STPP
- Long south/west facing garden with covered entertaining area
- Front driveway, side driveway to garage * narrow access to side of the house
- Bay fronted living room with fireplace
- Enormous family sized kitchen/living area
- 2 doubles & 1 single bedroom, bathroom, downstairs WC
- Walking distance of several primary schools
- 20 mins walk via the town centre to station
- Vendors suited with complete onward chain
- EPC rating: C - Council Tax Band: D



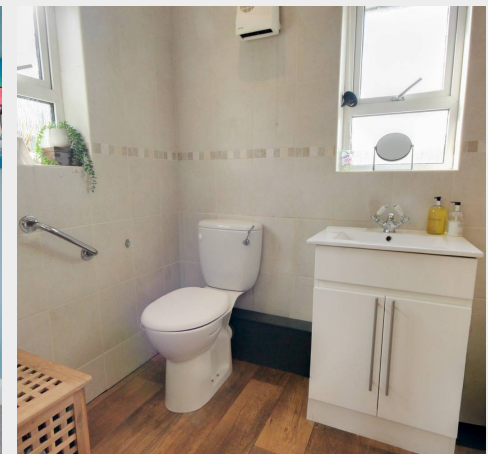
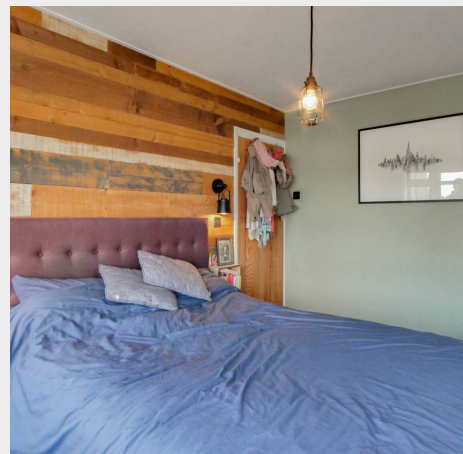
The property is located in this established part of town just to the south/east of the town centre between the main shopping areas and the hospital, with a regular bus service running from Franklynn Road linking the station and neighbouring districts. Local facilities include a Coop store and late night petrol station. Within a 5/10 minute walk you have the main shopping areas of South Road, the Princess Royal Hospital, Birch Hotel and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.2 miles). The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs and a state of the art leisure centre.

The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and there is a Sainsbury's Superstore just a little further on under the railway bridge.

By road, access to the major surrounding areas can be gained via the B 2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

Distances (in approximate miles on foot/train/car)

Schools: St Wilfrid's Primary (0.25), St Joseph's RC Primary (0.5), Northlands Wood Primary (0.8), Warden Park Primary Academy (0.65), Warden Park Secondary Academy (2.3), Oathall Community College (1.2) Haywards Heath Railway Station (1.1), Waitrose (1.1), Sainsbury's Superstore (1.2), Gatwick Airport (14.1) Brighton seafront (13.7), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north

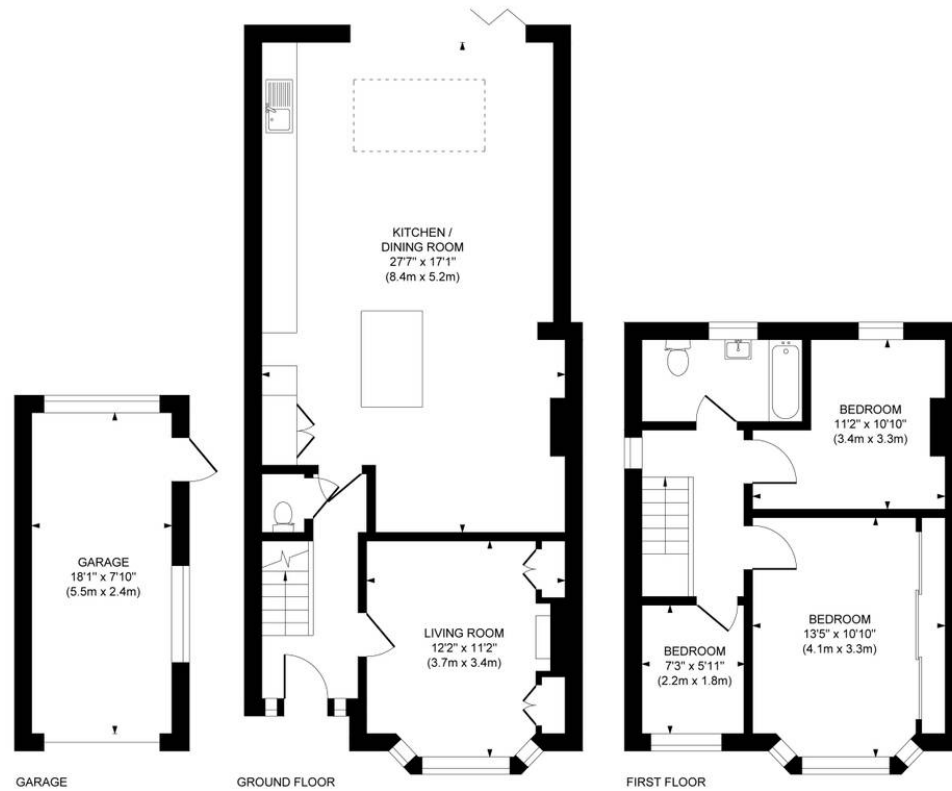


Approximate Gross Internal Area

Main House 1035 sq. ft / 96.23 sq. m

Garage 142 sq. ft / 13.20 sq. m

Total 1177 sq. ft / 109.43 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

Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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