



70a Penland Road, Haywards Heath, West Sussex RH16 1PH
£700,000



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A 4 double bedroom detached family home situated in one of the town's most desirable residential areas with a 57' x 36' rear garden, plenty of driveway parking and integral garage offering great potential for conversion into another living room, within a short walk of the railway station and Harlands Primary School.

- 4 double bedroom home in prime location
- 0.6 mile walk to the railway station
- Plenty of private driveway parking
- Integral garage (conversion potential STPP)
- Living room with open fireplace
- Huge family kitchen/living area with doors to garden
- Separate utility room and cloakroom
- Master bedroom with en-suite shower room
- 57'x 36' east facing rear garden
- For sale with no onward chain
- EPC rating: D - Council Tax Band: F



Penland Road runs between Harlands Road and the Balcombe Road on the northern side of town and is regarded as one of the most sought after districts due to its close proximity to Harlands primary school and the railway station. The road is made up of other similar sized houses. Harlands Primary School is within 100 yards and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield which can be accessed on foot via Blunts Wood. The Blunts Wood and Paige's Meadow nature reserve provides some wonderful walks. The railway station provides fast commuter services to London, Gatwick Airport and Brighton. Other close by facilities include a 6th form college, leisure centre, Sainsbury's superstore, Waitrose and selection of shops and food outlets by the railway station. The town centre is just over 1 mile distant where there is a more extensive range of shops and stores whilst the trendy Broadway has a selection of restaurants, cafes and bars. Access to the major surrounding areas can be swiftly gained via the Balcombe Road, Hanlye Lane and the A/M23 which lies about 6 miles to the west at Warninglid or 8 miles to the north at Maidenbower (Junction 10A)

Distances in approximate miles:

Harlands Primary School (100 yards) Warden Park Secondary Academy 1.4 via Blunts Wood on foot
Railway station 0.6 (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins) A23 Warninglid 5 Maidenbower (J10A) 8



Approximate Gross Internal Area
1349 sq. ft / 125.30 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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