



50 Penland Road, Haywards Heath, West Sussex RH16 1PW

Guide Price £700,000



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A newly refurbished 3/4 bedroom detached house situated on the town's desirable north/western side close to Harlands Primary School and within a 10 minute walk of the railway station which has just been the subject of significant reconfiguration and is being reluctantly sold due to a change in circumstances.

- Tastefully refurbished detached home
- Highly desirable residential area
- Close to good schools and railway station
- Fabulous open-plan kitchen/living area with fireplace and doors to garden
- Amazing kitchen designed by a top chef with Miele appliances
- New boiler, upgraded electrics to the property
- 2 versatile ground floor living/bedrooms and new shower room suite
- 2 very big first floor bedrooms -bathroom
- Driveway parking & garage (potential to convert STPP)
- Wide front garden & pretty rear garden
- Internal viewing highly recommended
- EPC rating: C – Council Tax Band: E



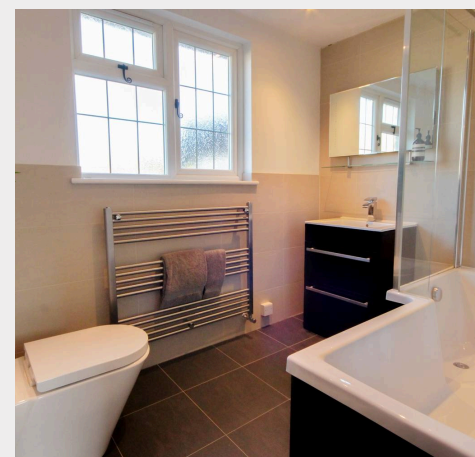
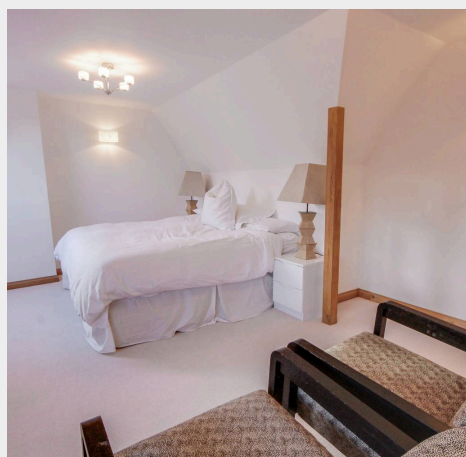


The house is situated on the town's desirable north/western side. This side of town is particularly popular with commuters and families due to its close proximity to the railway station, leisure centre, 6th form college, Harlands Primary School and Warden Park Secondary Academy (children walk through Blunts Wood to the Academy in neighbouring Cuckfield). There are large Sainsbury's and Waitrose stores as well as several other shops and food outlets by the station whilst the town centre is approximately 1 mile distant where there is a more extensive range of shops, stores, restaurants, cafes and bars. The picturesque Blunts Wood and Paige's Meadow nature reserve is close by and provides some wonderful walking.

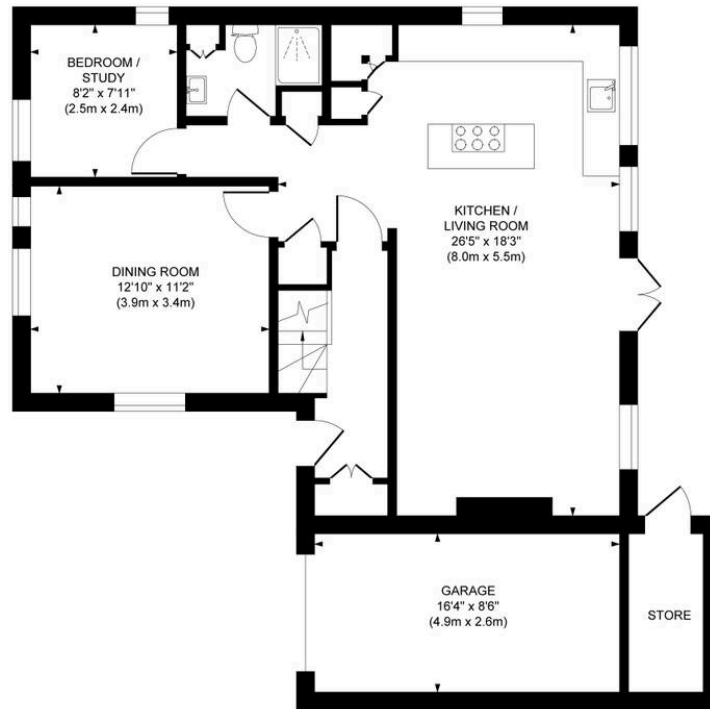
By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road and the A/M23 which lies approximately 5 miles to the west at Warninglid or 7.5 miles to the north at Maidenbower (Junction 10a).

**Distances (on foot/by car/train in miles) approx.**

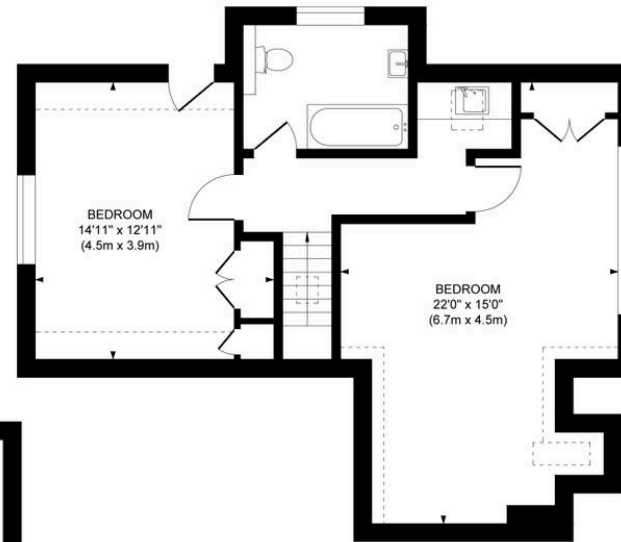
Harlands Primary School 150 yards, 6th Form College 0.4, Warden Park Secondary Academy 1.3 (via Blunts Wood) Railway Station 0.6 (fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), The Broadway 0.9, Gatwick Airport 12, Brighton Seafront 15.



Approximate Gross Internal Area  
1523 sq. ft / 141.56 sq. m



GROUND FLOOR



FIRST FLOOR

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](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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