



45 America Lane, Haywards Heath, West Sussex RH16 3PZ

Guide Price £425,000 - £450,000



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A 1950's 3 bedroom semi-detached character home occupying a fabulous plot to include a front garden, a long front driveway, and 85' x 25' rear garden with a separate vehicular access into the rear and additional parking if required with great potential for extending and/or loft conversion STPP situated on the rejuvenated eastern side of town opposite a small parade of shops and within a short walk of good local schools, the town centre, Lindfield Village and railway station.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Character home on eastern side of town
- Big plot with 85' x 25' rear garden
- 2 separate driveways for up to 6 cars potential for extending/loft conversion STPP
- The owners replaced the roof when bought in 2011
- Sitting room with open fireplace - Cloakroom
- Very large kitchen/breakfast room - Conservatory
- 3 big bedrooms and re-fitted bathroom
- Short walk to several schools - 1 mile walk to the railway station
- Lovely walk via nature reserve to Lindfield High Street



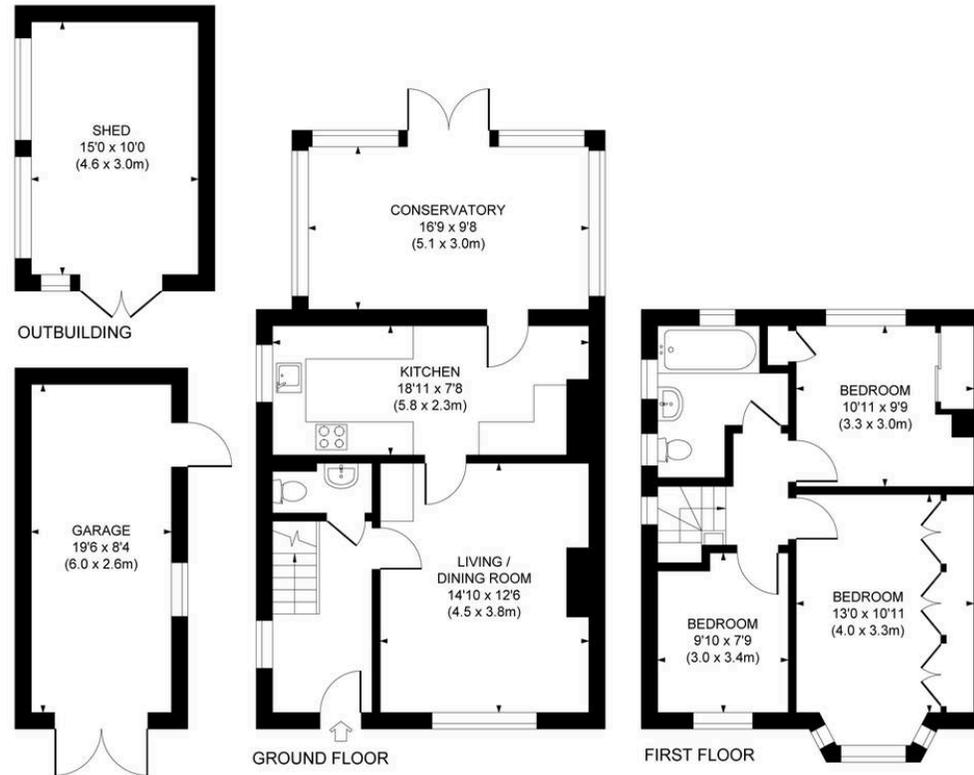
Location

The property is situated towards the eastern end of America Lane and is ideally placed within a few hundred yards of a parade of shops including a chemist and both primary and secondary schools are also within walking distance. The town centre with its extensive range of shopping facilities including The Orchards shopping precinct is just over half a mile from the property. A regular bus service runs along America Lane linking with all the town's facilities and Haywards Heath mainline railway station which is just over a mile distant and offers a fast and regular service to London (Victoria and London Bridge both approximately 47 minutes) and the south coast (Brighton approximately 20 minutes). The town has a good range of sports clubs, leisure groups and the Dolphin Leisure Centre has extensive swimming and other sports facilities. By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A272 and the A/M23, the latter lying approximately five and a half miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area

Ground Floor 613 sq. ft / 56.98 sq. m
First Floor 445 sq. ft / 41.37 sq. m
Garage 163 sq. ft / 15.17 sq. m
Outbuilding 142 sq. ft / 13.19 sq. m
Total 1,363 sq. ft / 126.31 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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