



10 Eastern Road, Haywards Heath, West Sussex RH16 3NN

Guide Price £500,000 – £550,000



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A beautifully refurbished 3 bedroom semi-detached Edwardian House with a 70' x 22' south/east facing rear garden in this established residential road close to the hospital, St Wilfrid's primary school, the town centre and a 1.2 mile walk to the railway station.

- Beautiful home in desirable well-established residential area
- The subject of a major refurbishment programme
- Plenty of character features & fitted joinery
- Beautiful kitchen with central Island and Quartz worktops, appliances and fitted larder
- Sitting room with fireplace
- Separate dining room
- Utility room with beautiful downstairs cloakroom
- 3 big bedrooms and stunning bathroom
- 70' x 22' fully enclosed rear garden
- Plenty of driveway parking and a garage
- Near hospital and good schools
- 1.2 mile walk to the railway station
- EPC rating: D - Council Tax Band: E

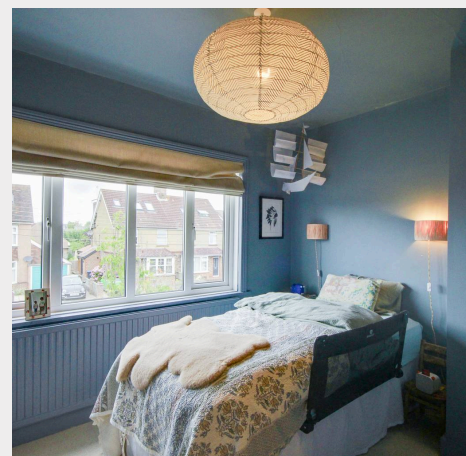


The house is situated towards the western end of Eastern Road on the south/eastern outskirts of the town centre in this established and desirable residential area. Within a few minutes' walk is the highly regarded St Wilfrid's primary school, the Princess Royal Hospital and a local petrol station with large co-op store on the Franklynn Road. The town's main shopping area of South Road and the Orchards is within a 10 minute walk whilst the fashionable Broadway with its restaurants, cafés and bars is a little further on. The railway station is 1.2 miles away and provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. Children from this side of town generally go onto Oathall Community College with its farm in neighbouring Lindfield. The town also has a 6th form college.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 6 miles to the west at Bolney or Warringlid.

Distances in approximate miles:

Schools: St Wilfrid's Primary (0.1), St Joseph's RC Primary (0.5), Warden Park Primary Academy (0.6), Oathall Community College in Lindfield (0.9), Warden Park Secondary Academy (2.5)

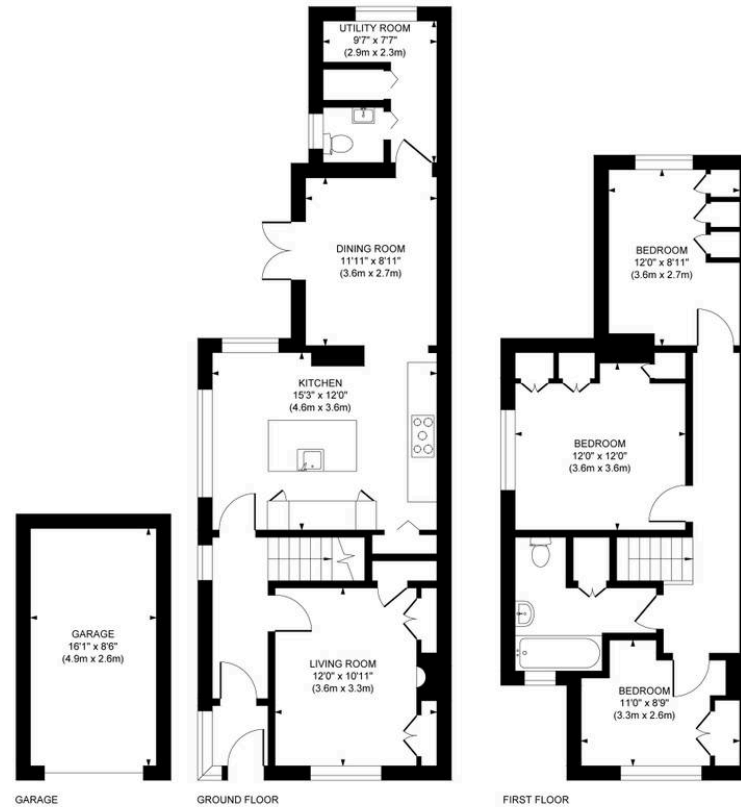


Approximate Gross Internal Area

Main House 1900 sq. ft / 104.12 sq. m

Garage 137 sq. ft / 12.74 sq. m

Total 1257 sq. ft / 116.86 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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