



42 Farlington Avenue, Haywards Heath, West Sussex RH16 3EY

Guide Price £450,000-£475,000



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An extended semi-detached bungalow offering great flexibility, with up to 3 bedrooms and 2 separate big living areas, which has been the subject of numerous improvements in recent years and is presented for sale in very clean and tidy decorative order, occupying a corner plot in this popular cul-de-sac within walking distance of the railway station, several schools, Clair Park and the town centre.

- Semi-detached bungalow in cul-de-sac
- The subject of numerous recent improvements
- Potential for further enlargement STPP
- New boiler, conservatory & shower (2025)
- Immaculate and neutral order throughout
- Long lounge/dining room with fireplace
- Large re-fitted kitchen/breakfast room
- 2 double bedrooms, 1 single bedroom/study
- Plenty of fitted wardrobes through throughout
- Driveway parking & garage
- Small front & rear gardens
- 0.8 mile walk to the railway station
- For sale with no onward chain
- EPC rating: C - Council Tax Band: C



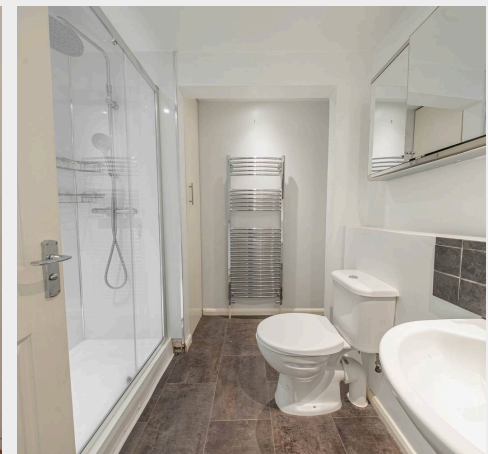
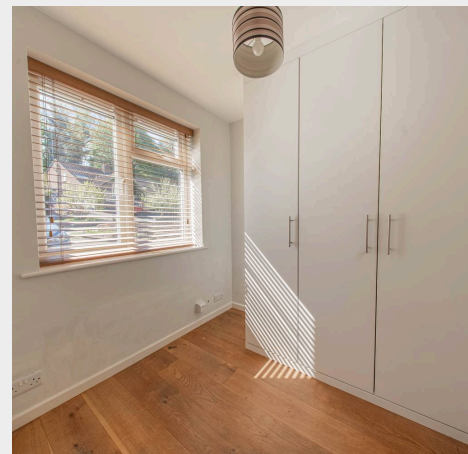
The property is located in this cul-de-sac surrounded by properties of similar style and age. Farlington Avenue is located off Oathall Avenue which, in turn, is located to the east of Oathall Road and Clair Park. This side of town is popular with commuters and families and is within walking distance of the railway station and the rear entrance to Oathall Community College with its farm. There are several primary schools within walking distance and the town also has a 6th form college and leisure centre. The town centre has a traditional range of shops and stores whilst the trendy Broadway has several restaurants, cafés and bars. By road, access to the major surrounding areas can be easily gained via the A272, B2112 and A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

Distances (approximate miles by foot/car/rail)

Primary Schools: Warden Park Primary Academy (1)
St Joseph's RC (0.9) St Wilfrid's Primary (1)
Blackthorns (1) Lindfield (1)

Secondary Schools: Oathall Community College (500 yards – rear entrance), Warden Park Academy in Cuckfield (2.2) 6th Form College (1.1)

Station: Haywards Heath mainline station (1) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)

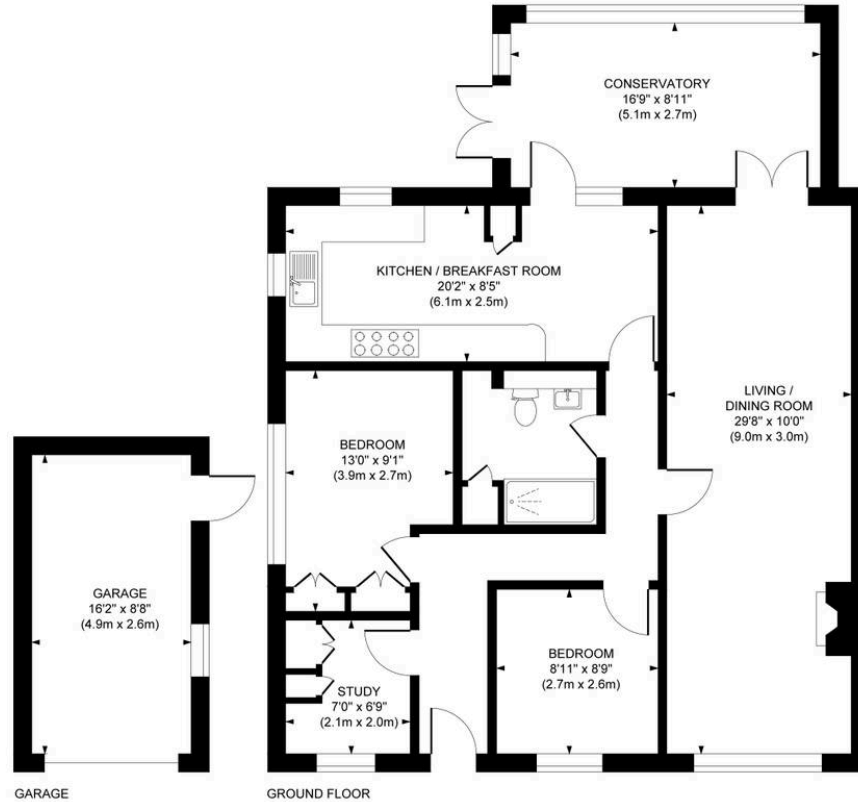


Approximate Gross Internal Area

Main House 1073 sq. ft / 99.72 sq. m

Garage 139 sq. ft / 12.96 sq. m

Total 1212 sq. ft / 112.68 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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