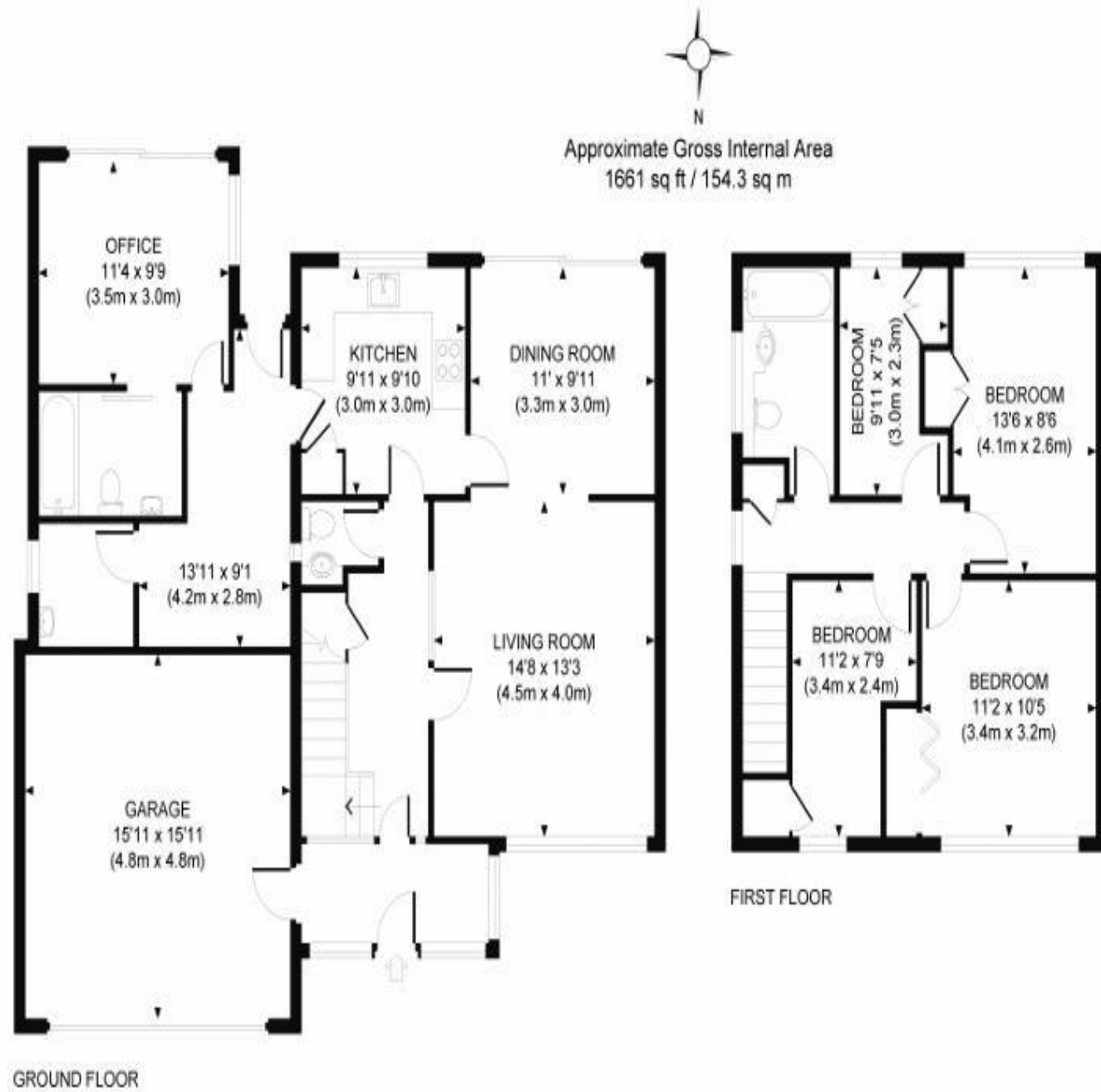


the floorplan...



PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT
A 4 bedroom detached house with an extended ground floor to incorporate a 5th bedroom and shower room (potential annexe) with a 65' x 50' south facing rear garden in this popular area close to Harlands Primary School and 0.8 miles from the railway station

110 Penland Road
Haywards Heath
West Sussex
RH16 1PH

Guide Price £650,000-£675,000
Freehold



**MANSELL
McTAGGART**
Trusted since 1947

more details from...

call: Haywards Heath office: **01444 456431**

email: hh@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

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in brief...

- PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT TO VIEW
- Detached house with versatile accommodation
- Great potential for extending STPP
- Prime location within 0.8 miles of railway station
- 500 yards to Harlands primary school
- Deceptively spacious ground floor accommodation
- Potential to create an annexe on ground floor
- 4 bedrooms and 1 bathroom on first floor
- Ground floor bedroom/study with en-suite bathroom
- Plenty of driveway parking & double garage
- 65' x 50' South facing rear garden
- Close to Borde Hill Estate & countryside
- Warden Park Secondary Academy School catchment area
- For sale with no onward chain
- Tenants in residence on an AST till Jan 2022 – (might vacate sooner)
- EPC: D Council Tax Band: F



in more detail...

The property occupies a fabulous plot at the northern end of this desirable road and offers tremendous potential for a sizeable extension STPP.

The house has been extended on the ground floor to create versatile living space and could even be adapted to create a self-contained annexe if required. There is currently a bedroom/study with an en-suite bathroom.

The property is presented for sale in very clean and tidy order throughout but does now require general updating which is reflected in the realistic guide price.

Outside: there is a brick paved driveway providing off-road parking which leads up to a double garage with electronic roller door, flanked on one side by an area of garden which could be sacrificed for additional parking if required.

A side access leads round to the south facing rear garden which has a paved terrace and a large expanse of lawn surrounded by established hedges and fencing.



the location...

The house is situated at the northern end of Penland Road on the northern side of town close to countryside and the Borde Hill estate with its wonderful Parkland grounds, fishing lakes, children's play areas and restaurants including Elviras café and Jeremy's. A bus service runs along the road linking with the railway station and neighbouring districts. Harlands primary school is about one third of a mile distant and children from this side of town go onto Warden Park Academy in neighbouring Cuckfield. The 6th form college and leisure centre are also within walking distance.

The railway station is 0.8 miles to the south providing fast commuter links to London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins.

By road access to the major surrounding areas can be swiftly gained via the Balcombe Road and A/M23 which lies about 4 miles to the west at Warninglid or 7 miles to the north at Maidenbower (junction 10A)

Distances in approximate miles:

Harlands Primary School (200 yards)
Warden Park Secondary Academy 1.4
Railway station 0.7
A23 Warninglid 5
Maidenbower (J10A) 7

