



11 Penland Road, Haywards Heath, West Sussex RH16 1PP

GUIDE PRICE ... £700,000 ... FREEHOLD



**MANSELL  
McTAGGART**  
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A very well presented 3 double bedroom detached house on a 0.20 acre plot in one of the most desirable residential parts of town, close to the railway station, Harlands Primary School and Blunts Wood. The property offers great potential for a sizeable extension STPP (\*original permission now lapsed).

- Family home in prime location close to station
- Enormous plot with 160' x 40' rear garden
- \*Planning permission was granted on 21.08.2018 - now lapsed (Ref DM/18/1482) for a 2 storey rear extension and one front dormer to make 4 bedrooms and 2 bathrooms
- Private driveway parking and integral garage
- Very clean and neutral order throughout
- Modern kitchen and bathroom fittings
- Double aspect lounge/dining room
- Kitchen/breakfast room - Utility/WC
- Warden Park Secondary Academy catchment
- 0.5 mile walk to the railway station
- Offered with no onward chain
- EPC rating: D - Council Tax Band: E





The property is located at the southern end of the road on the town's desirable north/western side. This side of town is particularly popular with families and commuters due to the close proximity of the highly regarded Harlands Primary School, the leisure centre, beautiful Blunts Wood and the railway station. The town centre is just over 1 mile distant where there is an extensive range of shops, restaurants, cafes and bars. The town has numerous leisure groups, sports clubs and the Dolphin leisure centre which is located within a third of a mile of the house. Harlands Primary School is located within a very short walk and children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield which is swiftly accessed on foot via Blunts Wood. Access by car to the major surrounding areas can be swiftly gained via the Balcombe Road, the A272 and the A/M23 which lies about 6 miles to the west at Warninglid or 8 miles to the north at Maidenbower (junction 10 a).

**Distances. On foot/car in miles**

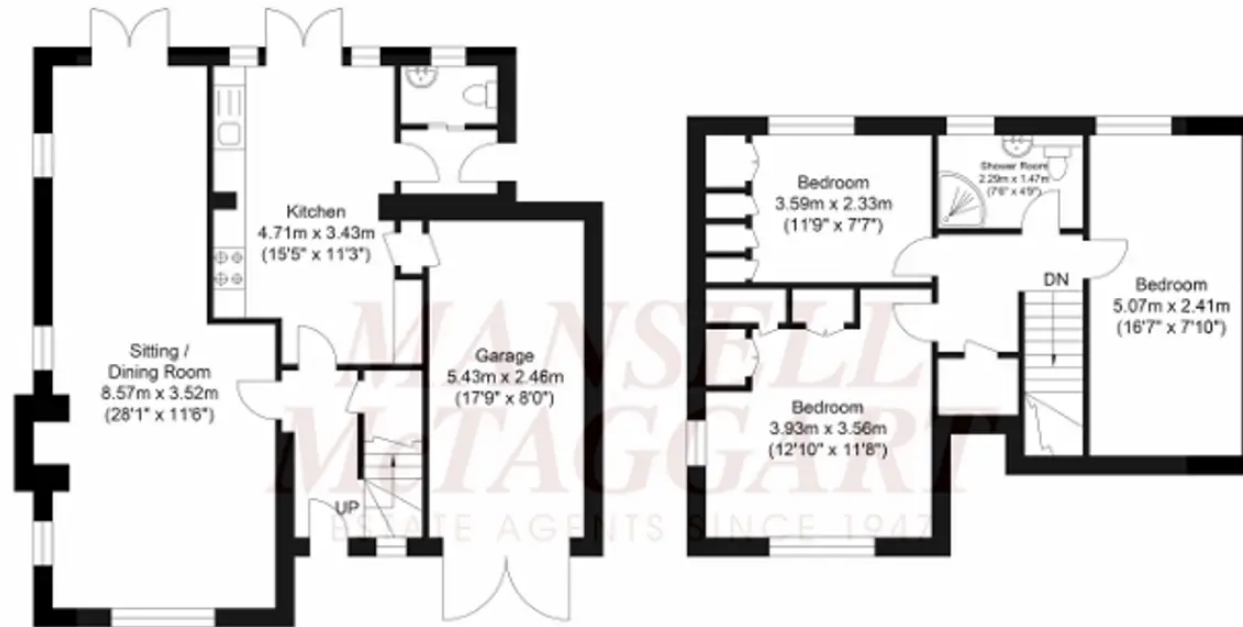
Harlands Primary School - 400 yards

Warden Park Secondary Academy - 1.5

Railway Station 0.5 (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins)







Ground Floor  
Approximate Floor Area  
681.35 sq ft  
(63.30 sq m)

First Floor  
Approximate Floor Area  
500.95 sq ft  
(46.54 sq m)

Approximate Gross Internal Area (Including Garage) = 109.84 sq m / 1182.30 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Haywards Heath

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