



50 Penland Road, Haywards Heath, West Sussex RH16 1PW

PRICE ... £650,000 ... FREEHOLD





A versatile and very well presented 3/4 bedroom chalet style detached house occupying a pretty corner plot on the desirable north/western side of town within a 0.6 mile walk of the railway station, 150 yards from Harlands Primary School and with an easy walk of Warden Park Academy Secondary School in neighbouring Cuckfield via the glorious Blunts Wood & Paige's Meadow Nature Reserve.

- Versatile home in prime location
- Close to Station and Harlands Primary School
- Could be used with up to 4 bedrooms
- Thoughtfully refurbished & reconfigured by the owners who bought the property 15 years ago
- Pretty corner plot gardens
- Long driveway & single garage
- Sitting room with wood burner, parquet flooring and door to rear garden
- Modern kitchen & 2 modern bathrooms
- Immaculate and neutral decorations
- Potential for extension STPP
- EPC rating: C - When the property was reconfigured in 2011, the current owners took the opportunity to install high quality insulation in the first floor and loft. As a result, the property's energy performance rating increased from an E to an above average [C](#).
- Council Tax Band: E

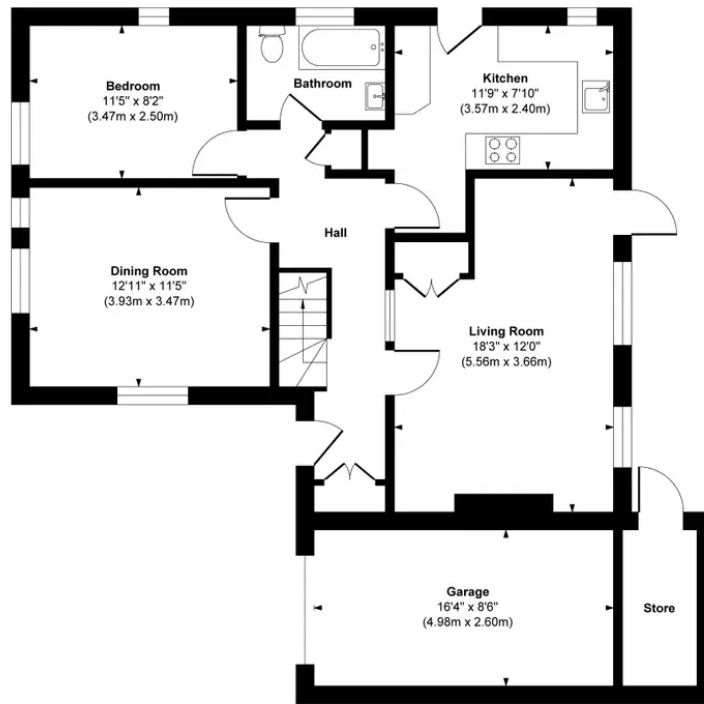


The house is situated on the town's desirable north/western side. This side of town is particularly popular with commuters and families due to its close proximity to the railway station, leisure centre, 6th form college, Harlands Primary School and Warden Park Secondary Academy (children walk through Blunts Wood to the Academy in neighbouring Cuckfield). There are large Sainsbury's and Waitrose stores as well as several other shops and food outlets by the station whilst the town centre is approximately 1 mile distant where there is a more extensive range of shops, stores, restaurants, cafes and bars. The picturesque Blunts Wood and Paige's Meadow nature reserve is close by and provides some wonderful walking. By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road and the A/M23 which lies approximately 5 miles to the west at Warninglid or 7.5 miles to the north at Maidenbower (Junction 10a).

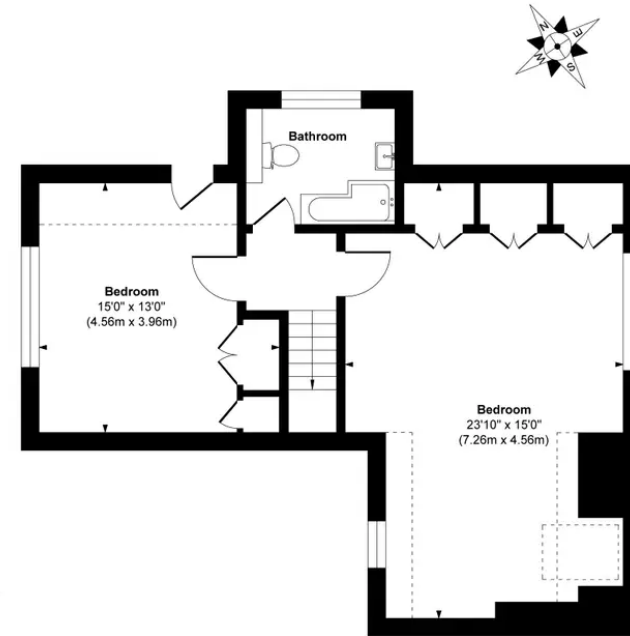
Distances (on foot/by car/train in miles) approx.

Harlands Primary School 150 yards, 6th Form College 0.6, Warden Park Secondary Academy 1.3 (via Blunts Wood), Railway Station 0.6 (fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), The Broadway 0.9, Gatwick Airport 12, Brighton Seafront 15.





Ground Floor
Approximate Floor Area
939 sq. ft
(87.25 sq. m)



First Floor
Approximate Floor Area
601 sq. ft
(55.92 sq. m)

Approx. Gross Internal Floor Area 1540 sq. ft / 143.17 sq. m (Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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