



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

Guide Price £700,000 - £750,000



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An extended detached family home with 4 big bedrooms and 3 living rooms occupying a larger than average plot with a 70' x 38' rear garden on the desirable western side of town close to Harlands Primary School and just 0.5 miles from the railway station.

- Detached 4 bed family house in prime location
- Extended to provide well proportioned rooms
- 70' x 38' level rear garden
- Driveway parking
- Would benefit from some internal reconfiguration
- Potential for further enlargement STPP
- New decorations and floor coverings throughout
- Living room with fireplace
- Dining room & study
- Refitted kitchen and utility room
- Close to Harlands Primary School & station
- Close to Blunts Wood, leisure centre & 6th form college
- For sale with no onward chain
- EPC rating: D - Council Tax Band: F





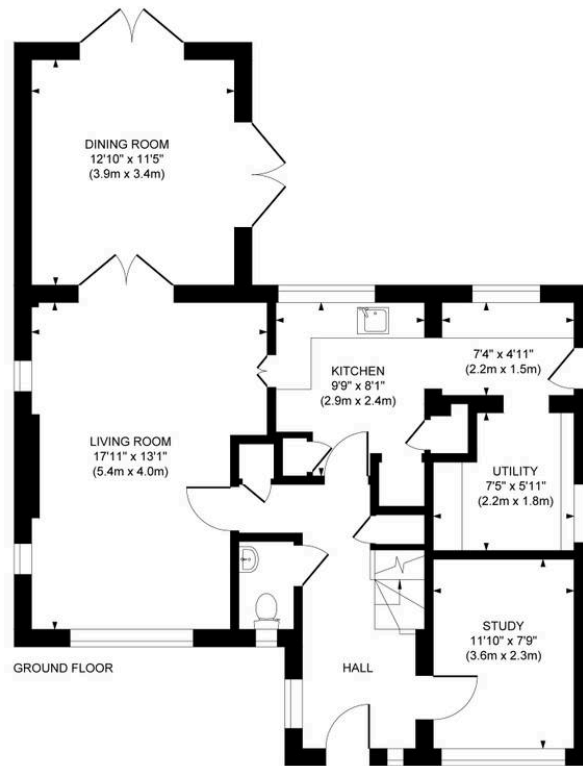
The house is situated on the town's desirable north/western side. This side of town is particularly popular with commuters and families due to its close proximity to the railway station, leisure centre, 6th form college, Harlands Primary School and Warden Park Secondary Academy (children walk through 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 Warminglid 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 0.3, Warden Park Secondary Academy 1.2 (via Blunts Wood) Railway Station 0.5 (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.



Approximate Gross Internal Area  
1509 sq. ft / 140.20 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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