



45 Turners Mill Road, Haywards Heath, West Sussex RH16 1NW

Guide Price £550,000 – £575,000



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A 3 double bedroom detached family house tucked away in a cul-de-sac on the prime west side of town within a 0.4 mile walk of the railway station and Harlands Primary School. The house has had two small extensions, to provide a family room/office at the rear and a utility area at the side. The property also benefits from plenty of private driveway parking and a detached single garage.

- Detached house in prime west side location
- Owned by the same family for 38 years
- Would benefit from some updating
- Large 24' living/dining room
- Additional home office/family room
- Separate kitchen and small utility area
- 3 double sized bedrooms & bathroom
- Private driveway parking for at least 3 cars
- 40' wide x 20' deep south facing rear garden
- Potential for extending/loft conversion STPP
- Easy walk of local schools and leisure centre
- Close to Sainsbury's and Waitrose stores
- EPC rating: D - Council Tax Band: E

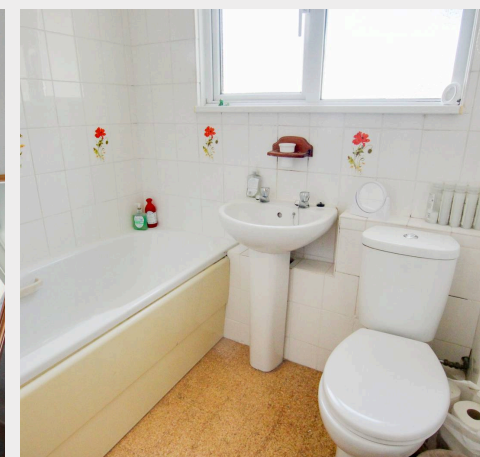
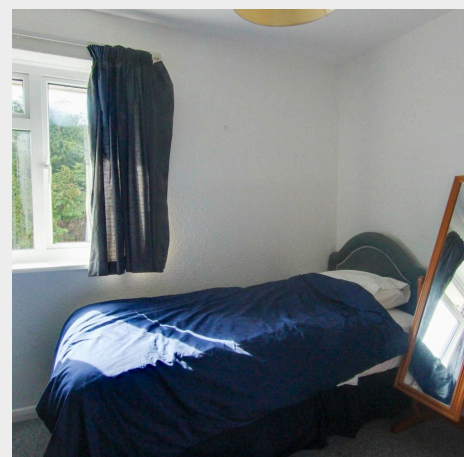


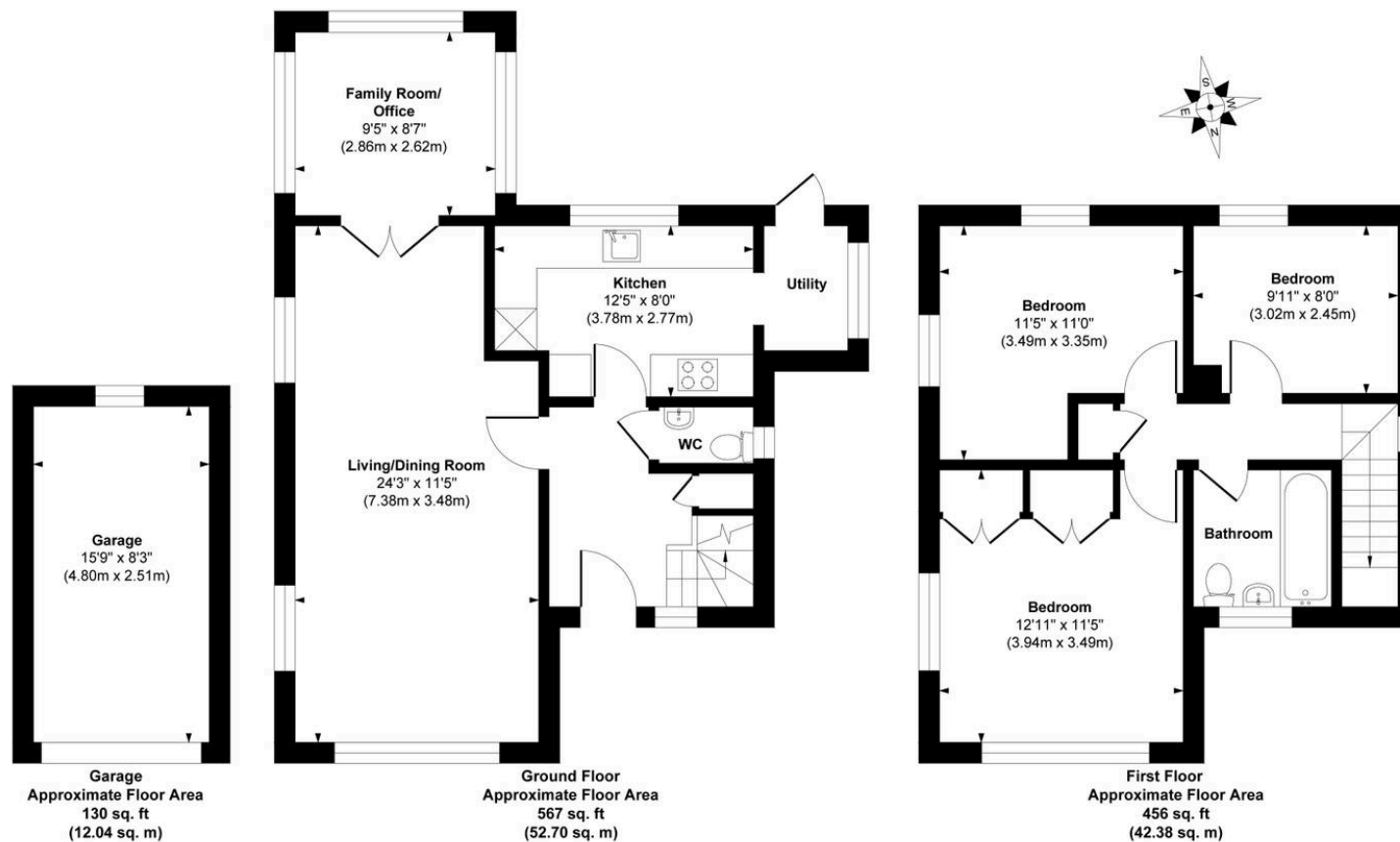
Turners Mill Road runs between Harlands Road and Penland Road on the town's north/western side and is ideally placed within a short walk of Harlands Primary School, the railway station, Sainsbury's, Waitrose, and Blunts Wood, which is interspersed with footpaths linking with Paiges Meadow, Borde Hill, Cuckfield Village and Warden Park Academy (Secondary School). Other nearby facilities include the 6th form college, the Dolphin Leisure Centre and numerous shops and food outlets near the station and in Boltro Road.

The town centre is approximately 1 mile distant and provides an extensive range of shops, stores, restaurants, cafes and bars.

The railway station is a 0.4 mile walk and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton City Centre 20 mins).

By road, access to the major surrounding areas can be gained via the A272, the Balcombe Road and the A/M23, the latter lying approximately 5 miles to the west at Warninglid or Bolney and 8 miles to the north at Maidenbower (Junction 10a).





Approximate Gross Internal Floor Area 1153 sq. ft / 107.12 sq. m(Including Garage)

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