



93 Sunnywood Drive, Haywards Heath, West Sussex RH16 4PD

Guide Price £750,000 – £800,000



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A highly versatile detached character house believed to date from the 1930s and being the oldest house in the road, occupying a large plot with 2 driveways, garage and up to 4 bedrooms over 2 floors, offering tremendous potential for updating and enlargement STPP, situated in a popular residential area just south of the main town centre and close to Ashenground Woods, the shops, Victoria Park and just a 1 mile walk to the railway station.

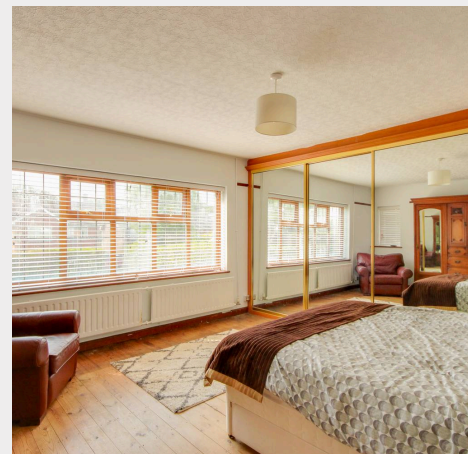
- Versatile 1930s character home on large plot
- Tremendous potential for extending STPP
- Bay fronted living room with fireplace
- Dining room and family room with fireplace, kitchen
- 2 ground floor bedrooms, bathroom & WC
- 2 1st floor bedrooms and shower room
- 2 driveways and attached single garage
- 72' x 59' rear garden (plot 126' max x 72')
- 1 mile walk to the railway station - Easy reach of several schools and town centre
- EPC rating: D - Council Tax Band: F



Sunnywood Drive is located on the southern side of Victoria Park and runs between Park Road and Ashenground Road within a 5/10 minute walk of the town's main shopping areas of South Road. Victoria Park has large open spaces, children's play areas, tennis courts, skate park and a cafe. The town has an extensive range of shops and stores whilst the fashionable Broadway has several restaurants, cafes and bars. The railway station is just under a mile on foot via Victoria Park and provides fast commuter links to London, Gatwick Airport and Brighton. Schools are well represented throughout the town and the property is within an easy walk of several primary schools including the Warden Park Primary Academy, St Joseph's (RC), Bolnore Village and St Wilfrid's. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. However, some children go to Oathall Community College with its farm in neighbouring Lindfield. There is also a 6th form college. The town has numerous leisure groups, sports clubs and a leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies approximately 5.5 miles to the west at Bolney or Warninglid.

Distances (miles on foot/by car or train)

Haywards Heath railway station 0.9 via Victoria Park (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), St Joseph's RC Primary 0.7 St Wilfrid's Primary 0.75 Warden Park Primary Academy 0.8 Warden Park Secondary Academy 1.9 Oathall Community College 1.2, 6th Form College (1.1), A23 Bolney 5.5, Gatwick Airport 13, Brighton Seafront





Approximate. Gross Internal Floor Area 2073 sq. ft / 192.66 sq. m(Including Garage)

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