



**63 Franklynn Road, Haywards Heath, West Sussex RH16 4DT**

Guide Price **£625,000 – £650,000**

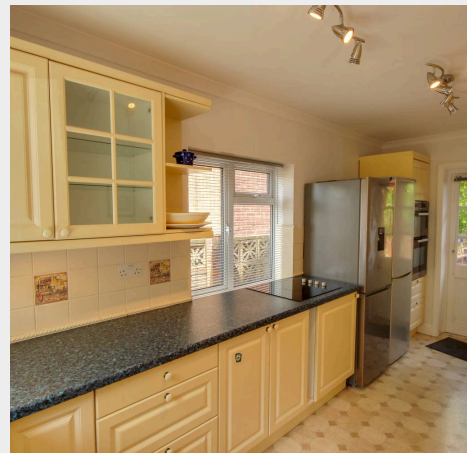
**MANSELL  
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A very large (1574 ft.<sup>2</sup>) semi-detached house with a 135' x 46' rear garden, plenty of private driveway parking and potential for further enlargement STPP situated on the southern edge of the town centre very close to the hospital offered for sale with no onward chain.

- Family home with massive rear garden
- Owned by the same family since 1969
- Tremendous potential for extending STPP
- Private driveway parking for 5/6 vehicles
- Double aspect living room with wood burner
- Dining room, study, kitchen & utility room
- Principal bedroom with en-suite shower room
- 2 further large bedrooms
- Family shower room and separate WC
- Great potential to create 4 bedrooms
- Further potential to convert loft space
- Fabulous gardens arranged in different sections
- 5 minute walk to Princess Royal Hospital
- Close to town centre and several schools
- 1.2 mile walk to the railway station
- EPC rating: C - Council Tax Band: D





The property is located in this established part of town just to the south/east of the town centre between the main shopping areas and the hospital, with a regular bus service running from Franklynn Road linking the station and neighbouring districts. Local facilities include a Coop store and late night petrol station. Within a 5/10 minute walk you have the main shopping areas of South Road, the Princess Royal Hospital, Birch Hotel and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.2 miles). The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs and a state of the art leisure centre. The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and there is a Sainsbury's Superstore just a little further on under the railway bridge. By road access to the major surrounding areas can be gained via the B 2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

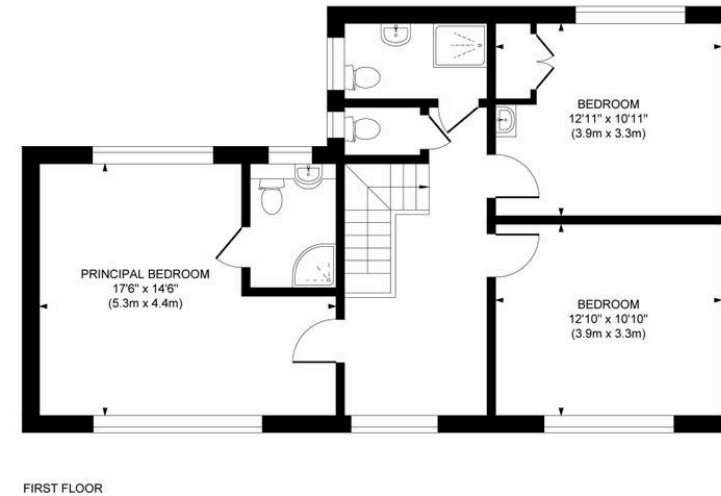
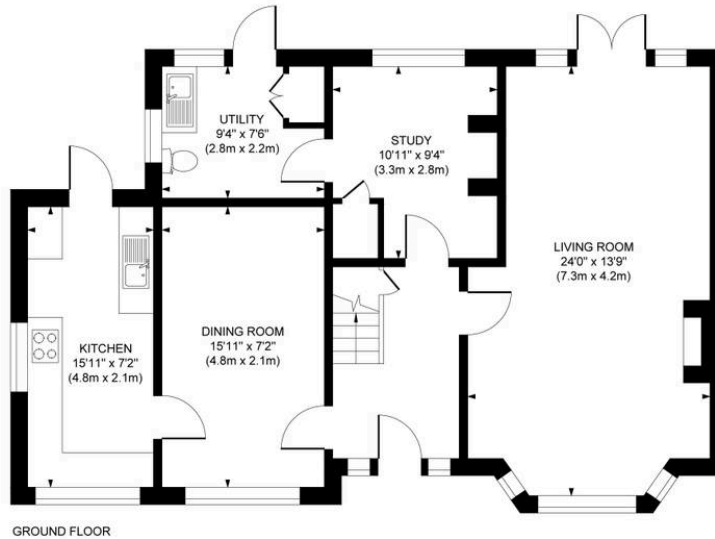
**Distances (in approximate miles on foot/train/car)**

Schools: St Wilfrid's Primary (0.25), St Joseph's RC Primary (0.5), Northlands Wood Primary (0.8), Warden Park Primary Academy (0.65), Warden Park Secondary Academy (2.3), Oathall Community College (1.2) Haywards Heath Railway Station (1.1), Waitrose (1.1), Sainsbury's Superstore (1.2), Gatwick Airport (14.1) Brighton seafront (13.7), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north





Approximate Gross Internal Area  
1574 sq. ft / 146.28 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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