



21 Harlands Close
Haywards Heath, RH16 1PS

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Guide Price £475,000 Freehold

An attractive two bedroom linked detached bungalow presenting an exceptional opportunity for those seeking a property to modernise, extend and refurbish (STPP). The property is being offered to the market with no upward chain and vacant possession available. Internally, the property comprises two well-proportioned bedrooms, a comfortable living room, a functional kitchen and shower room. The property offers considerable scope to extend and with the expansive loft area provides an opportunity to create additional accommodation, enhancing the property's versatility. Externally, the bungalow benefits from having a front area of garden, private driveway and garage. A side access path also leads to a sizeable none over looked rear garden. This property presents a rare opportunity to acquire a home with significant potential in a desirable location. Early inspection highly recommended.

Situated in a quiet cul-de-sac on the desirable west side of Haywards Heath, Harlands Close offers a tranquil setting within easy reach of the town's amenities. Haywards Heath railway station is approximately 0.5 miles away, providing regular services to London, Brighton and Gatwick Airport, making it ideal for commuters. The town centre boasts a variety of shops, cafes, and restaurants, with larger supermarkets such as Waitrose and Sainsbury's within walking distance. The property is well positioned for access to reputable schools. Harlands Primary School is approximately 0.2 miles away, while Warden Park Secondary Academy is about 0.9 miles from the property. Oathall Community College, another well-regarded secondary school, is located approximately 1 mile away. Residents have access to various amenities, including the nearby Dolphin Leisure Centre and Blunts Wood and Paiges Meadow Nature Reserve, offering scenic walking trails and diverse wildlife habitats. The area also offers a selection of healthcare facilities, ensuring all essential services are within easy reach.







Approximate total area⁽¹⁾
829 ft²
77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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