



70a Penland Road
Haywards Heath, RH16 1PH

 **Mark Reville & Co**

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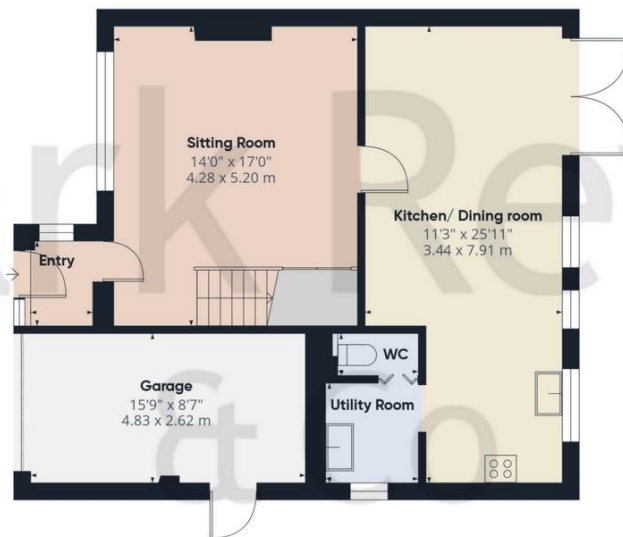
Guide Price £695,000 Freehold

'Acorns' is a spacious and well presented four bedroom detached family home, offering bright and versatile accommodation throughout. Situated in one of Haywards Heath's most sought after locations, the property is ideally placed for nearby schools and the mainline railway station. The ground floor includes an entrance porch, a generous sitting room with open fireplace and fitted understairs storage, and a beautifully refitted kitchen/dining/breakfast room with patio doors opening to the rear garden. An adjoining utility/cloakroom completes the ground floor. Upstairs, the landing leads to four well proportioned bedrooms, including a principal bedroom with en suite shower room, and a family bathroom. Further benefits include gas fired central heating and double glazed windows throughout. Outside, the property features an integral garage (scope to convert STPP) approached via a double width block paved driveway. The attractive rear garden is fully enclosed and enjoys excellent privacy, with a raised patio, central lawn, shed, and greenhouse. A side pathway provides access to the front garden and driveway, along with a personal door into the garage. Viewings highly recommended.

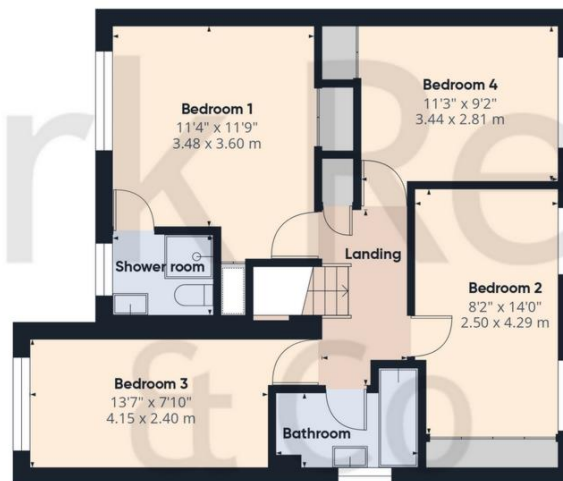
Situated in one of Haywards Heath's most sought after locations, Acorns lies almost opposite the well regarded Harlands Primary School and is just a short walk from the mainline railway station, which provides fast and frequent services to London (Victoria/London Bridge 42-45 minutes), Gatwick Airport, and Brighton. Local amenities nearby include Blunts Wood Nature Reserve, the Dolphin Leisure Centre, and both Waitrose and Sainsbury's superstores, while the town centre offers an excellent range of shops, restaurants, and cafés. Road connections are equally convenient, with the A23 about 5 miles to the west providing swift access to the M23 and M25. The South Downs National Park and Ashdown Forest are both within easy reach, offering outstanding opportunities for walking and outdoor recreation.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1349 ft²

125.3 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
Haywardsheath@markrevill.com

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