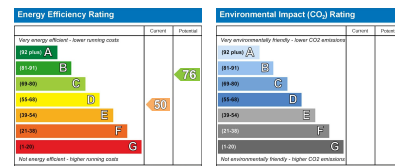


TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2024

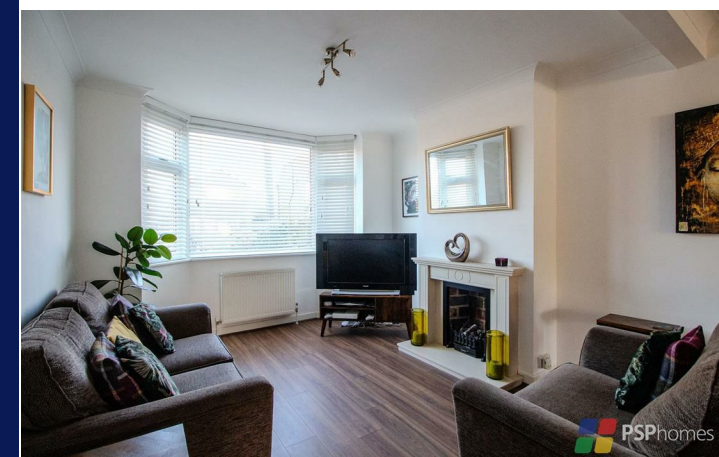
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

2ND FLOOR
142 sq.ft. (13.2 sq.m.) approx.



BRITISH PROPERTY AWARDS 2022
★★★★★
GOLD WINNER
PSP HOMES SOUTH ENGLAND (OVERALL)



114 Franklynn Road, Haywards Heath, West Sussex, RH16 4DR

Guide Price £475,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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114 Franklynn Road, Haywards Heath, West Sussex, RH16 4DR

Guide £475,000 - £500,000

What we like...

- * Generous, extended accommodation of 1,270 sq ft
- * Lovely south-west facing garden.
- * Very convenient central location within walk of town, schools, station and hospital.
- * Immaculate presentation throughout - ready to move straight into.
- * Handy loft room that could be fully converted subject to necessary consents.

Guide £475,000 - £500,000

Offers invited within this range.

Welcome Home...

This attractive 1930s semi-detached home is located in the very heart of Haywards Heath meaning it offers so much central convenience and is within walking distance of the town centre, Princess Royal Hospital and good local schools.

Having been built in the thirties, the house offers so many features that are typical for a home of this period including solid walls, tile-hung bay window, arched storm porch and a generous plot. It is offered for sale in immaculate order throughout, ready for immediate occupation and offers a generous 1,123 sq ft of accommodation.

The traditional hallway leads through to the open plan living space, which would have originally been two separate sitting and dining rooms. This impressive space has been extended to the rear to create a really generous space that is ideal for both entertaining and family living. The sitting area is at the front of the house and enjoys a focal point fireplace, where a log burner could be added, and subtle bay window. The extension offers plenty of versatility as a dining or family area and sliding doors seamlessly connect you with the garden.

The kitchen is modern and has also been extended, offering plenty of storage and prep space. The "side conservatory" provides really handy extra space with a utility area and doors to the front and rear gardens – very useful if you have muddy dogs or children!

Handily for a home of this age, there is also an understairs cloakroom.

On the first floor you have the typical two double bedrooms – one front, one rear – and a third single bedroom that is perfect as a nursery or study for those who work from home.

Each of the bedrooms is served by the modern shower room (there is plenty of space to reinstall a bath, if required).

Handily, there is also wooden ladder providing access from the landing to the generously sized loft room with "velux" window. If you wanted to convert the loft room into an official bedroom any work would be subject to any necessary consents and we recommending taking professional advice.

The home is fully double glazed and has gas fired central heating with recently replaced boiler that is serviced annually.

Step Outside...

To the front the gravel driveway provides off road parking for up to three cars.

To the rear garden is a real feature of the home extending to around 80 ft. It is lovely and level with a large expanse of lawn – great for children to play. The paved terrace is the perfect spot for a barbecue or glass of something chilled and you are also bathed in sunshine throughout the afternoon/evening due to the south-westerly aspect.



The Location...

Franklynn Road is located in the heart of Haywards Heath and incredibly convenient for the town centre (0.3 miles), Princess Royal Hospital (0.3 miles) and St. Wilfrid's CofE Primary School (0.3 miles). Haywards Heath town centre offers extensive shops and eateries with a Marks & Spencers in The Orchards Shopping Centre. Hart Country Stores and Flinders are favourites for a coffee or brunch, whilst Francisco Lounge Café/Bar is perfect for a light lunch with friends. The Broadway is the town's buzzing social centre and boasts an array of bars, pubs and restaurants including Lockhart Tavern Gastropub (serving amazing Sunday Lunches), WOLFOX Coffee Roasters, Pizza Express, Zizzi, La Campana Tapas, Orange Square, Pascals Brasserie and Cote Brasserie.

The town's mainline station is 1.2 miles distant (20-25 mins walk via Clair Park) and provides fast & frequent Thameslink & Southern services to London (Victoria/London Bridge in 47 mins), Brighton (20 mins) and Gatwick International Airport (15 mins).

There are two large supermarkets in the town in the form of Waitrose and Sainsburys. The Dolphin Leisure Centre has two swimming pools and a gym, whilst Madisons on Perrymount Road offers a range of fitness classes.

Haywards Heath is surrounded by picturesque villages and gorgeous Sussex countryside which is easily accessible. The cosmopolitan city of Brighton & Hove is just 30 mins in the car. Haywards Heath is surrounded by picturesque villages and gorgeous Sussex countryside which is easily accessible. The cosmopolitan city of Brighton & Hove is just 30 mins in the car.

The Finer Details...

Tenure: Freehold

Title Number: WSX9123

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (up to 1000 mbps)

We believe the above information to be correct but recommend checking the information personally.

