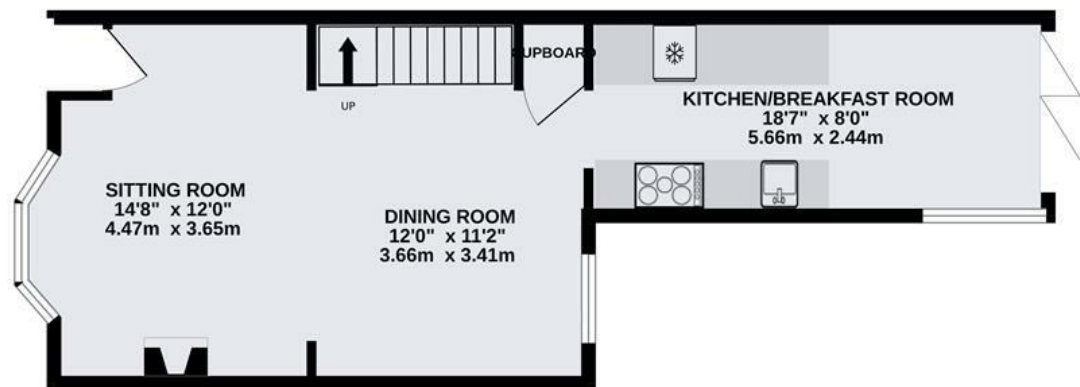
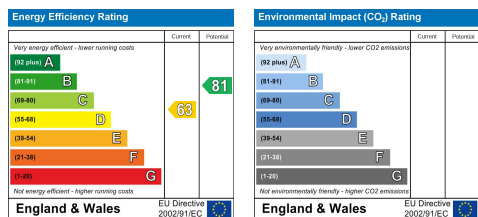


GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.

TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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31 Franklynn Road, Haywards Heath, West Sussex, RH16 4DQ

Guide Price £450,000 Freehold

31 Franklynn Road, Haywards Heath, West Sussex, RH16 4DQ

Guide Price £450,000 - £475,000

What we like...

- * Gorgeous period home offered for sale in impeccable order throughout.
- * Perfect combination of retained Victorian character, high spec finishes and tasteful interiors.
- * Open plan living space that is perfect for entertaining.
- * Three good size double bedrooms.
- * Convenient central location close to town centre, good schools and Princess Royal Hospital.

Guide Price £450,000 - £475,000

Welcome Home...

Are you looking for a lover of period property? If so, this gorgeous bay fronted Victorian semi-detached home is oozing with character & charm whilst enjoying contemporary high spec finishes throughout. Offered for sale in "show home" condition throughout, the décor is as calming as it is tasteful and provides creates a clean, airy feel throughout.

As you approach the house its impossible not to be drawn in by the period charm, encapsulated by the arch storm porch with period style tiling which sets the tone for the interior. Upon entry you'll immediately be impressed by the ground floor living space. It is very much open with the through reception room being the heart of the home, with plenty of space for sitting & dining zones and exposed floorboards throughout. The sitting area has a lovely log burner, bespoke alcove cabinetry & bay window with plantation shutters. The dining area is ideally positioned adjacent to the kitchen - a great space for entertaining.

The kitchen itself is modern and stylish with underfloor heating, integrated appliances, stone worktops and a clever extension that has created an inviting family area with dual aspect glazing & bi-folding doors opening on to the garden maximising the inside-outside feel.

There is also an incredibly handy understairs cupboard, perfect for shoes & coats.

On the first floor are three double bedrooms, each served by the beautifully refitted bathroom with period style finishes and stylish tiling. The master bedroom extends across the entire front of the house and enjoys full-width fitted wardrobes.

Further attributes include gas fired central heating and double glazed sash windows that are sympathetic to the age of the home. The home also enjoys fibre broadband with Ultrafast connection available - ideal for those who work from home.

Step Outside...

The rear garden is both private & extremely low maintenance. There is an expanse of lawn whilst the paved terrace provides the perfect spot for 'al-fresco' dining. There is also gated side access which opens on to White Heather Drive.

To the front is a gravel driveway parking for two cars.



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 (0.3miles). 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 Perymount 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: WSX302923

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.

