



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	



58 Franklynn Road, Haywards Heath, W. Sussex, RH16 4DH

Guide Price £350,000 Freehold

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Guide Price £350,000 - £365,000

What we like...

- * Charming Victorian cottage with three double bedrooms.
- * Wealth of retained period features throughout.
- * Stylish refitted kitchen with integrated appliances & plenty of storage.
- * South-west facing garden meaning lots of afternoon/evening sunshine.
- * Driveway parking and a short stroll to Haywards Heath town centre.

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The Home...

This utterly charming Victorian terraced cottage offers an immense amount of character that will surely appeal to any lover of period property and is the perfect starter home. Our client has undertaken an extensive renovation programme since purchasing that means the wealth of charm is coupled with plenty of modernity throughout including underfloor heating, a new kitchen and new boiler.

Upon entry you're welcomed by a charming sitting room with open fireplace and bespoke alcove cabinetry. With the open fire, this is a really cosy room on those chilly winter evenings.

From the sitting room you come through to the fabulous kitchen with sleek & stylish white gloss units, contrasting wood-effect worktops and range of integrated appliances including Neff double oven, gas hob and dishwasher. The layout has been designed to maximise the use of the space meaning there is stacks of storage.

Just off the kitchen is the very useful utility room providing space for washer, dryer and fridge/freezer. A door leads out to the garden.

Heading to the first floor you'll find two of the three bedrooms and the family bathroom. The main bedroom is a great double, extending across the entire frontage with cast iron period fireplace and wardrobes either side.

The second bedroom is also a double, overlooks the garden and has a fitted wardrobe.

The family bathroom has a neutral white suite and power shower over the "P" bath tub.

The second floor comprises entirely of the third bedroom which would make a perfect office for those who work from home, or guest bedroom. The large velux window looks south and you have the most spectacular sunsets from this window. Handily, there is fitted storage space and this room has been rewired with additional power points added.

The home is heated via gas fired combi boiler (installed around 2021 with 10 year guarantee) and is fully double glazed (brand new in the kitchen).

Step Outside...

The rear garden has been landscaped with pretty beds & borders. Being south-west facing means you have sunshine throughout. The paved terrace is the perfect position for a spot of 'al-fresco' dining or a glass of something chilled during the summer. The large garden shed provides a huge amount of storage and has power & lighting. If this wasn't required, it could be removed to create extra garden space.

To the front you have driveway parking for one car.

Neighbouring homes have added a porch, so this may also be a possibility, stpp.



Out & About

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: WSX184271

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast (up to 1000 mbps)

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

