



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  2x 

**Franklynn Road,  
Haywards Heath, West  
Sussex, RH16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards





## Main features

- Excellent opportunity to add value in sought-after area
- Featuring a garage and plenty of off-road parking
- Situated a stone's throw from the main high street
- Plenty of scope to extend (Subject to planning permission) and renovate to add your own stamp to this house
- Convenience of The Co-operative Food store and petrol station nearby
- Sunny aspect rear garden

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 11'4 x 10'11 (3.46m x 3.33m)

Dining Area: 12'7 x 11'3 (3.84m x 3.43m)

Kitchen: 8'4 x 7'9 (2.54m x 2.36m)

Bathroom: 7'9 x 5'11 (2.36m x 1.80m)

### FIRST FLOOR

Landing

Bedroom 1: 11'5 x 10'11 (3.48m x 3.33m)

Bedroom 2: 10'11 x 8'1 (3.33m x 2.47m)

Bedroom 3: 8'8 x 6'5 (2.64m x 1.96m)

### OUTSIDE

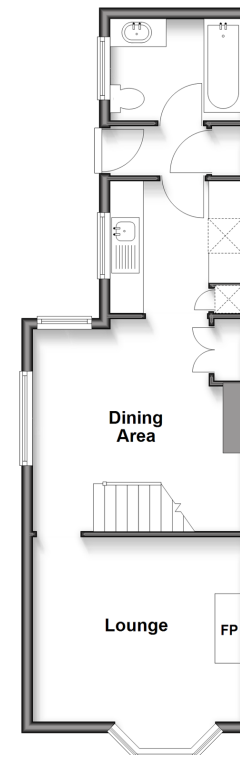
Front & Rear Garden

Garage

Off-Road Parking

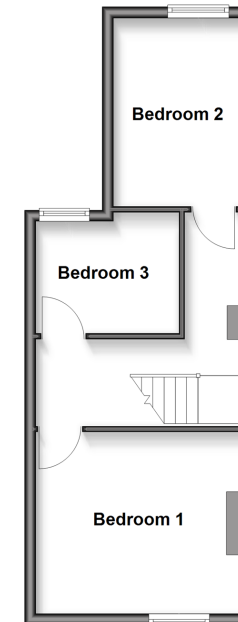
### Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



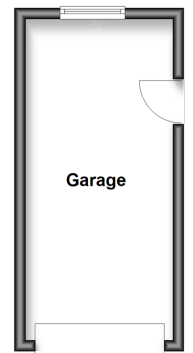
### Split Level First Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



### Outbuilding

Approx. 15.5 sq. metres (166.8 sq. feet)



**Call Haywards Heath - 01444 411132 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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