



64 Edward Road, Haywards Heath, West Sussex RH16 4QF

Guide Price £475,000 – £500,000



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An extended detached 2 bedroom bungalow occupying a fabulous west facing plot which has been the subject of numerous improvements in the last 10 years and offers tremendous potential for an extension and/or loft conversion STPP. The property is ideally placed in an established cul-de-sac on the southern side of the town centre within a short walk of a Sainsbury's local store.

- Recently modernised detached bungalow
- Beautiful 130' x 40' established garden
- Front garden, driveway & garage
- Great potential for extending/loft conversion STPP
- Established cul-de-sac on southern side of town
- The subject of numerous improvements
- Refitted kitchen and bathroom
- Updated heating, electrics, windows
- Double size lounge/dining room – conservatory
- Easy walk to local shop shops and town centre
- For sale with no onward chain
- EPC rating: C – Council Tax Band: D



Edward Road is an established residential road off the Wivelsfield Road made up of properties of similar style and age located on the southern side of town. There is a Sainsbury's Local store within a short walk in Wivelsfield Road and other nearby facilities include the Princess Royal Hospital. The town centre is 0.5 miles distant and provides an extensive range of shops, stores, restaurants, cafes and bars. The town also has a 6th form college and a leisure centre.

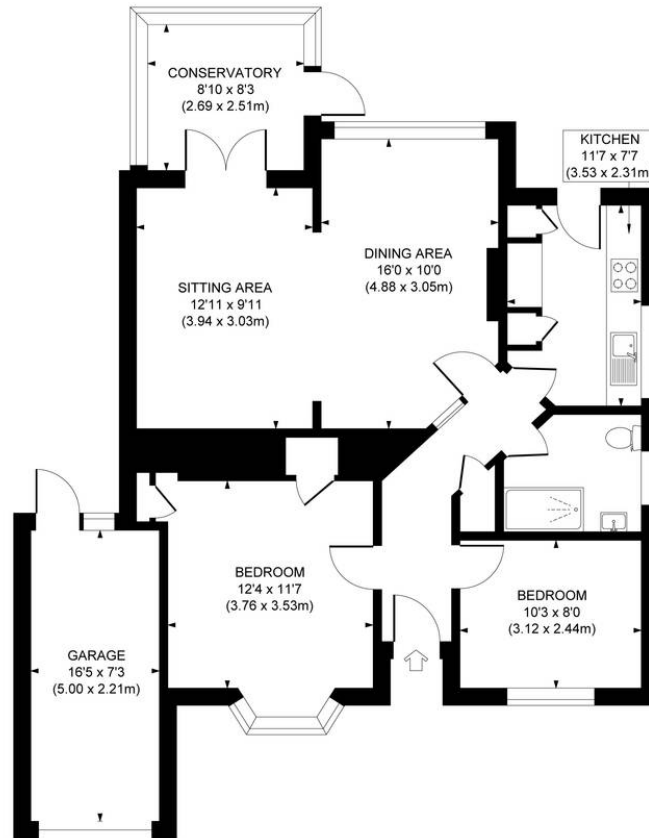
By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid and residents from side of town enjoy the use of the Haywards Heath/A272 relief road.

Distances in approximate miles by car/train/foot :

Schools: St Wilfrid's Primary (0.7 miles) St Joseph's Primary (0.8 miles) Warden Park Primary Academy (0.9 miles) Northlands Wood (1.2 miles) Warden Park Secondary Academy in Cuckfield (2.5 miles) Oathall Community College (1.6 miles) Station: Haywards Heath mainline railway station (1.2 miles) offering fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area
Main House 886 sq. ft / 82.30 sq. m
Garage 119 sq. ft / 11.05 sq. m
Total 1,005 sq. ft / 93.35 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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