



**64 Harlands Road**  
Haywards Heath, RH16 1LS

■ ■ ■ Mark Reville & Co

## 64 Harlands Road Haywards Heath, RH16 1LS

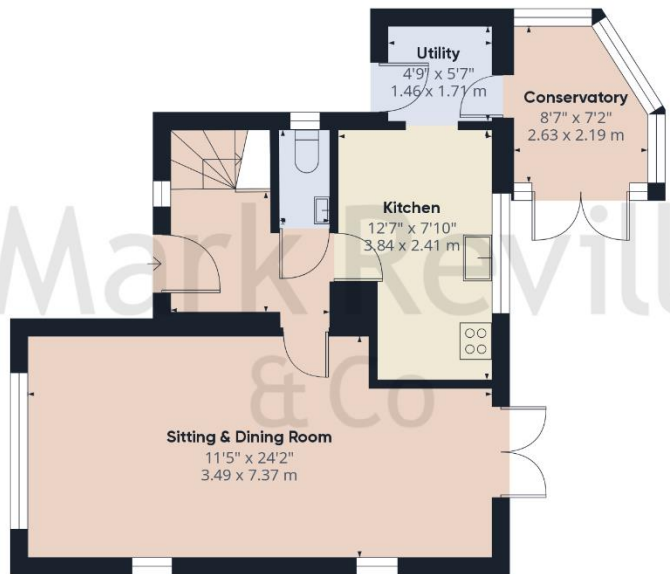
### Guide Price £565,000 Freehold

This most attractive detached house was built in 1962 and offers bright, spacious and extremely well presented accommodation throughout. The property has the benefit of gas fired central heating and double glazed replacement windows. Features include a fine triple aspect sitting and dining room, comprehensively fitted kitchen, utility, conservatory and on the first floor there is a family bathroom, 3 bedrooms, two of which are double aspect with the third having an en suite shower room. There is a useful double length garage approached by a private drive for 3 vehicles and the most attractive rear garden is fully enclosed and arranged mainly as lawn with a patio adjacent to the house. This house is ready to move into whilst still allowing a buyer the potential to update it to their taste.

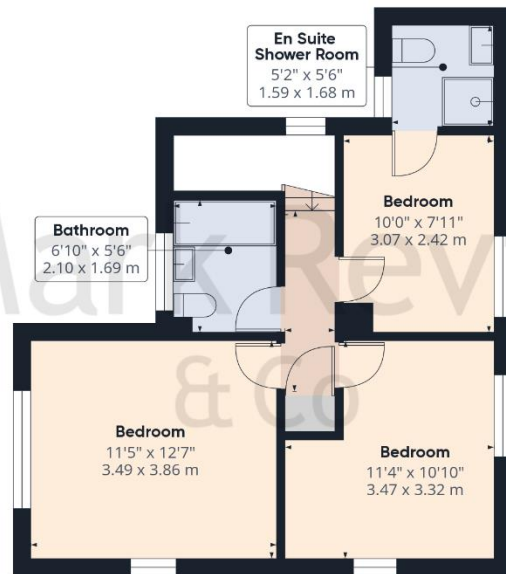
Situated in a small cul-de-sac in this much favoured established location just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School and the Sixth Form College are in the immediate vicinity as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.5 miles to the north, the cosmopolitan city of Brighton and the coast is 15.8 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.







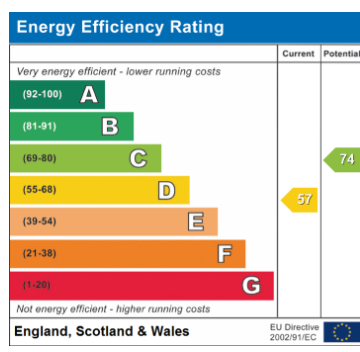
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
2196.08 ft<sup>2</sup>  
204.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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