

86 Penland Road, Haywards Heath, West Sussex RH16 1PH

Guide Price £650,000

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A 4 double bedroom, 3 storey semi-detached house in this desirable part of town, close to Harlands primary school and within a 0.65 mile walk of the railway station. The property is presented in immaculate order throughout.

- 4 bedroom home in prime location
- Close to good schools and countryside
- 10-15 mins walk to railway station
- Loft conversion and numerous improvements
- Modern kitchen and bathroom fittings
- 43' x 33' east facing rear garden
- Private driveway and garage
- Fabulous open plan kitchen/living area
- Enormous top floor master suite
- Warden Park Seconday Academy catchment
- Internal viewing recommended
- EPC rating: D - Council Tax Band: D

Penland Road runs between Harlands Road and the Balcombe Road on the northern side of town and is regarded as one of the most sought after districts due to its close proximity to Harlands Primary School and the railway station. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield which can be accessed on foot via Blunts Wood. The Blunts Wood and Paige's Meadow nature reserve provides some wonderful walks. The railway station provides fast commuter services to London, Gatwick Airport and Brighton. Other close by facilities include a 6th form college, leisure centre, Sainsbury's superstore, Waitrose and selection of shops and food outlets by the railway station. The town centre is just over 1 mile distant where there is a more extensive range of shops and stores whilst the trendy Broadway has a selection of restaurants, cafes and bars. Access to the major surrounding areas can be swiftly gained via the Balcombe Road, Hanlye Lane and the A/M23 which lies about 6 miles to the west at Warninglid or 8 miles to the north at Maidenbower (Junction 10A)

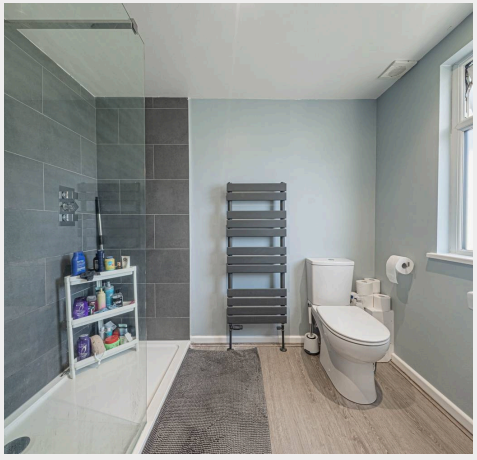
Distances in approximate miles:

Harlands Primary School 0.3 Warden Park Secondary Academy 1.4 via Blunts Wood on foot Railway station 0.8 (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins) A23 Warninglid 5 Maidenbower (J10A) 8

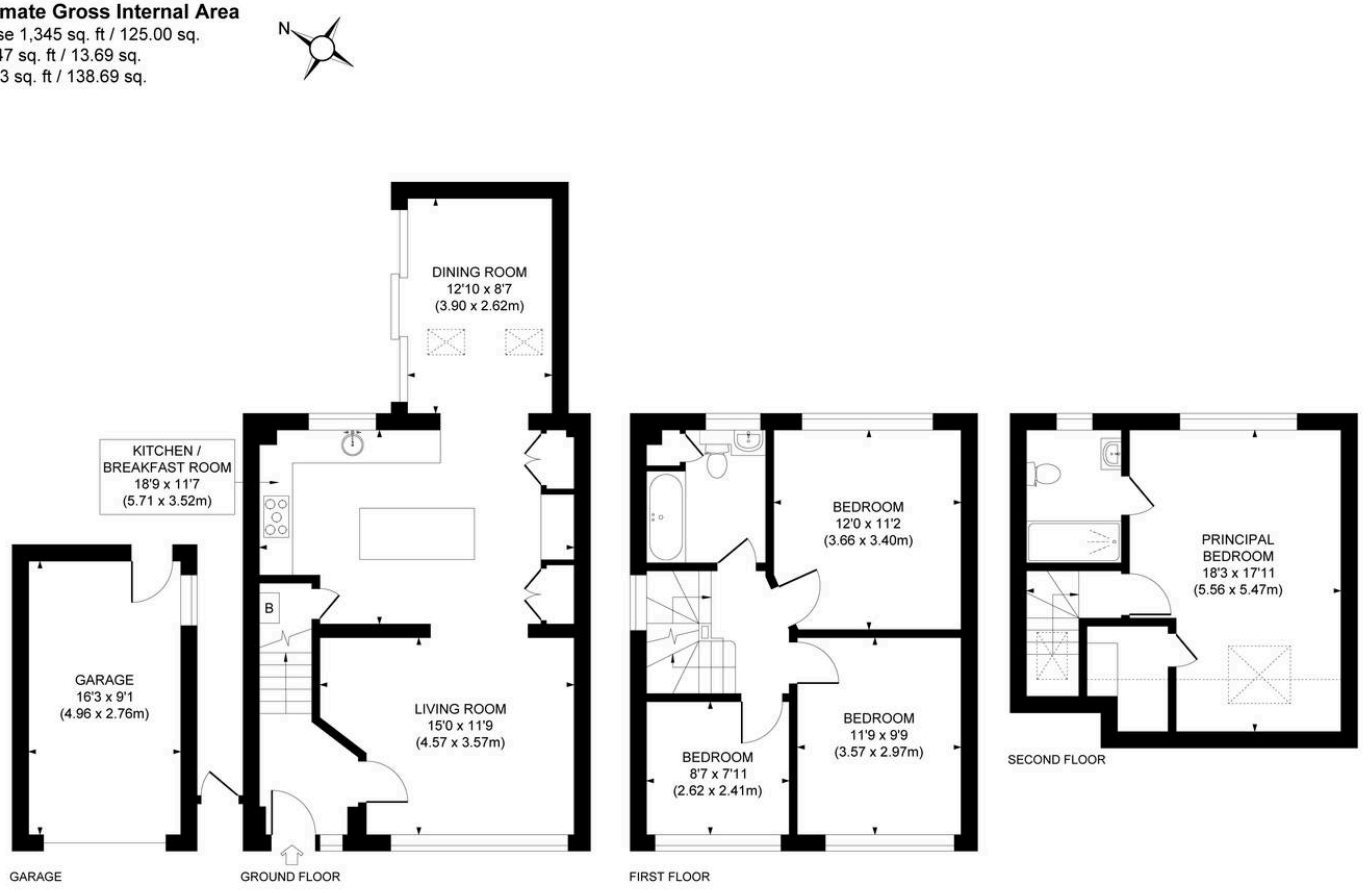








Approximate Gross Internal Area
Main House 1,345 sq. ft / 125.00 sq.
Garage 147 sq. ft / 13.69 sq.
Total 1,493 sq. ft / 138.69 sq.



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.

Mansell McTaggart Haywards Heath

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