



80 Western Road, Haywards Heath, West Sussex RH16 3LP

Guide Price £350,000



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A 3 bedroom end of terrace house with an enormous garden and 2 large garages all in need of refurbishment throughout, situated in this popular residential road within easy walking distance of good schools, the hospital, the town centre and just a 1.3 mile walk to the railway station.

- House needing complete refurbishment
- 90' x 30' east facing rear garden
- Plenty of private driveway parking
- 2 garages in need of attention/replacement STPP
- Great potential for a sizeable extension or even another house built on the side STPP
- Living room with open fireplace
- Large kitchen/breakfast room with outhouse
- 3 bedrooms and upstairs bathroom
- Close to St Wilfrid's Primary School
- Short walk to hospital and town centre
- For sale with no onward chain
- EPC rating: D - Council Tax Band: C



Western Road is located off Franklynn Road just to the south east of the main town centre and is a popular residential area close to the hospital, St Wilfrid's primary school and the town centre. The town has an extensive range of shops, stores, restaurants, cafes and bars. There is also a leisure centre, 6th form college and numerous sports clubs. An alleyway close by links through to Eastern Road and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college with its farm in neighbouring Lindfield.

By road, access to the major surrounding areas can be swiftly gained via the A272, the B2112 and the A/M23 which lies about 6.5 miles to the west at Bolney.

Distances (approx in miles)

Schools: St Wilfrid's Primary School 0.25, Oathall Community College (secondary school) 1.0. Railway stations: Haywards Heath 1.1 providing a fast commuter service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins), Wivesfield Station 3, A23 Bolney 6, Gatwick Airport 15, Brighton seafront 15

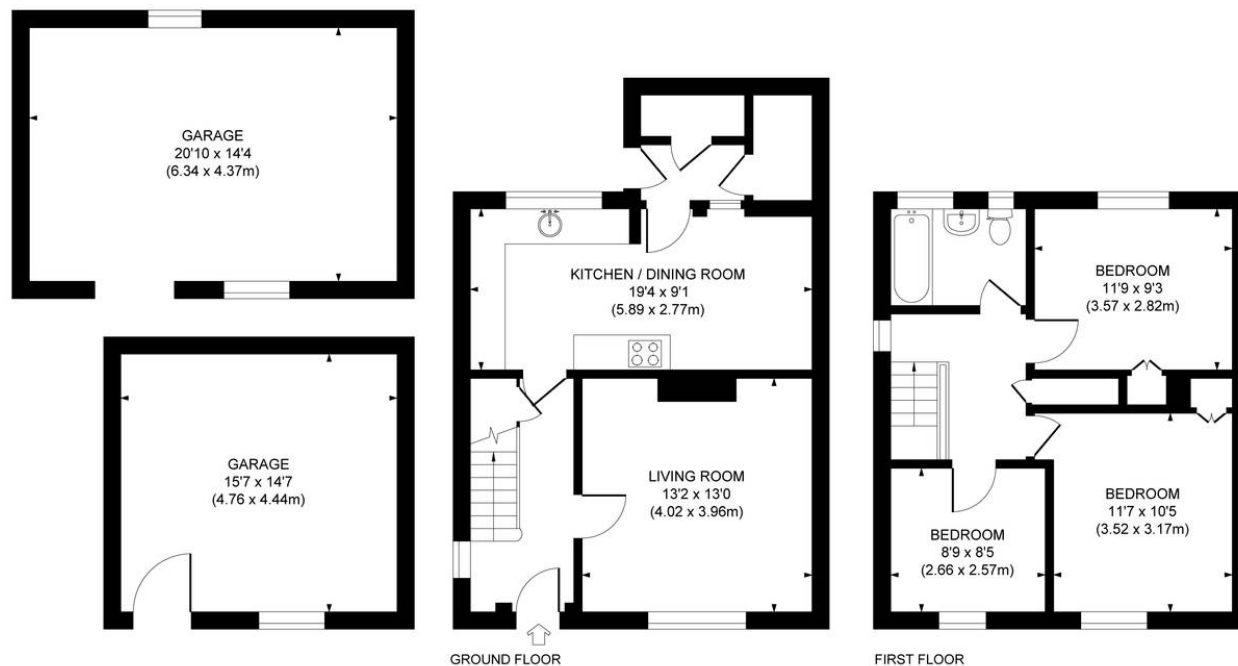


Approximate Gross Internal Area

Main House 942 sq. ft / 87.53 sq. m

Garage 526 sq. ft / 48.84 sq. m

Total 1,468 sq. ft / 136.37 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.

Mansell McTaggart Haywards Heath

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