

65 Penland Road, Haywards Heath, West Sussex RH16 1PJ

Offers In Excess of **£750,000 ... Freehold**

MANSELL McTAGGART
Trusted since 1947









A 4 bedroom detached family home with a fabulous 75' west facing rear garden situated in this prime location within a short walk of the railway station and next to the entrance to Harlands Primary School, all presented for sale in immaculate order.

- Family home in prime location
- 0.6 mile walk to the railway station
- 75' x 46' wide (max) west facing rear garden
- Lots of potential for extending STPP
- Planning permission previously granted (lapsed)
- Plenty of private driveway parking
- Integral garage (conversion potential)
- Immaculate, neutral decor throughout
- Lounge, dining room & study
- Master bedroom with en-suite shower room
- Next to Harlands Primary School
- Warden Park Secondary Academy catchment area
- EPC rating: D - Council Tax Band: F

The house is ideally situated next to Harlands Primary School. 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. The road is made up of other similar sized houses. 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 (next door), Warden Park Secondary Academy 1.4 via Blunts Wood on foot, Railway station 0.6 (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins), A23 Warninglid 5, Maidenbower (J10A) 8.

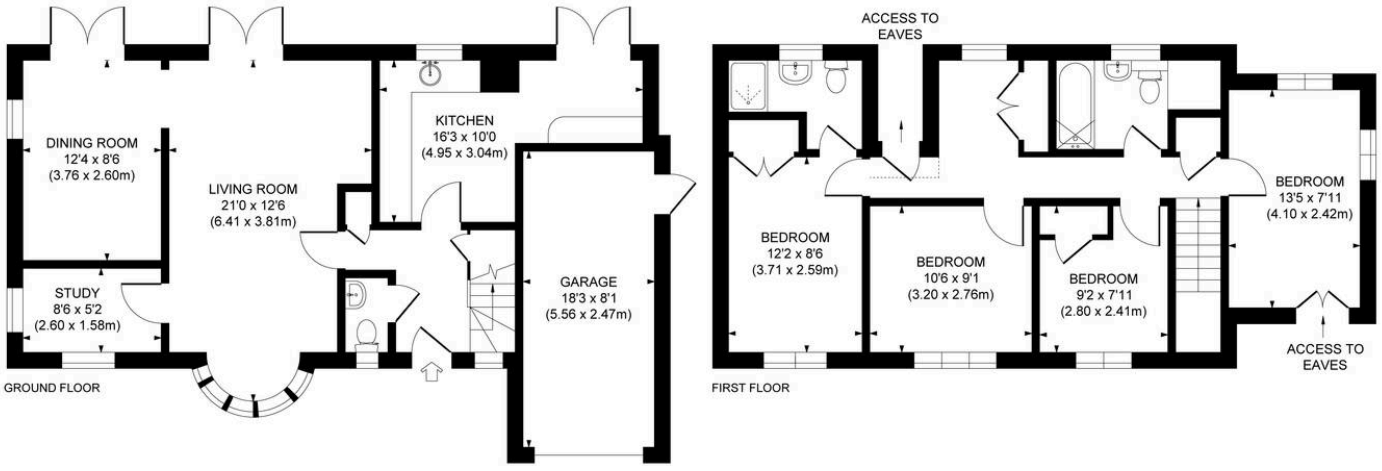








Approximate Gross Internal Area
Main House 1,236 sq. ft / 114.82 sq. m
Garage 148 sq. ft / 13.73 sq. m
Total 1,384 sq. ft / 128.55 sq. m



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

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.