

65 Western Road, Haywards Heath, RH16 3LR

Guide Price £600,000 - £625,000 ... Freehold

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An extended 3 bedroom semi-detached Victorian home of character with a 70’ rear garden and a large timber outbuilding, situated in this desirable and established residential area close to St Wilfrid’s primary school, the hospital, the town centre and within a 1.25 mile walk of the railway station.

- Character home in prime location
- Signicantly extended on the ground floor
- Double-size lounge/dining room with fireplace
- Enormous family-sized kitchen/living area
- 3 bedrooms and 1 bathroom
- Attic room with pull down ladder (potential for a loft conversion STPP)
- 70' x 20' garden with outbuilding (potential office)
- Private driveway parking
- Plantation shutters, cast iron radiators, bi-fold doors
- Close to a well-regarded primary school
- Easy walk to town centre and hospital
- EPC rating: D - Council Tax Band: D

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) Wiveslfield Station 3

A23 Bolney 6, Gatwick Airport 15, Brighton seafront 15

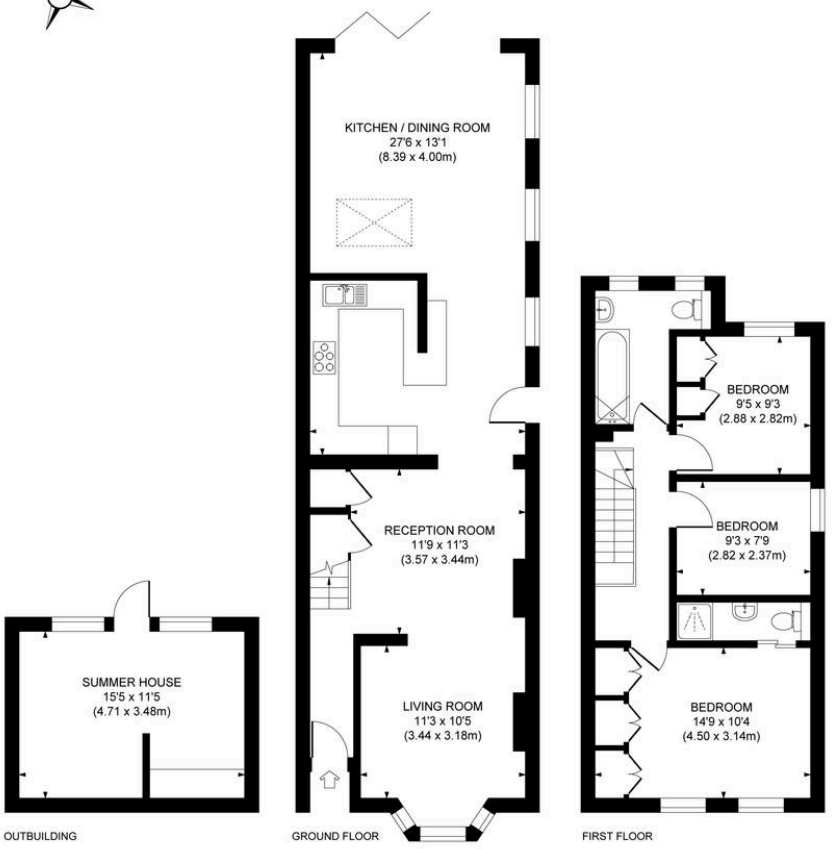








Approximate Gross Internal Area
Main House 1,246 sq. ft / 115.72 sq. m
Outbuilding 176 sq. ft / 16.39 sq. m
Total 1,422 sq. ft / 132.11 sq. m



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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