



104 Sunnywood Drive, Haywards Heath, RH16 4PB

Guide Price £525,000 – £550,000



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A 3 double bedroom detached house occupied by the same owner since it was built in 1965 and extended to the front around 2000 benefiting from a 90' x 30' west facing rear garden and offering great potential for a further extension and some modernisation.

- Extended detached house in popular neighbour hood
- 90' x 30' west facing rear garden
- 10 minute walk to town centre and shops
- 1 mile walk to the railway station
- Close to Ashenground Woods & Victoria Park
- Extended entrance hall and 3rd bedroom
- Double aspect lounge/dining room with fireplace
- 3 double bedrooms & bathroom
- Very clean and tidy, but would benefit from some updating
- Shared driveway leading to single garage
- Front garden offering potential for parking
- For sale with no onward chain
- EPC rating: D - Council Tax Band: D





Sunnywood Drive is located on the southern side of Victoria Park and runs between Park Road and Ashenground Road within a 5/10 minute walk of the town's main shopping areas of South Road. Victoria Park has large open spaces, children's play areas, tennis courts, skate park and a cafe. The town has an extensive range of shops and stores whilst the fashionable Broadway has several restaurants, cafes and bars. The railway station is just under a mile on foot via Victoria Park and provides fast commuter links to London, Gatwick Airport and Brighton. Schools are well represented throughout the town and the property is within an easy walk of several primary schools including the Warden Park Primary Academy, St Joseph's (RC), Bolnore Village and St Wilfrid's. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. However, some children go to Oathall Community College with its farm in neighbouring Lindfield. There is also a 6th form college. The town has numerous leisure groups, sports clubs and a leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies approximately 5.5 miles to the west at Bolney or Warninglid.

#### **Distances (miles on foot/by car or train)**

Haywards Heath railway station 0.9 via Victoria Park (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), St Joseph's RC Primary 0.7 St Wilfrid's Primary 0.75 Warden Park Primary Academy 0.8 Warden Park Secondary Academy 1.9 Oathall Community College 1.2, 6th Form College (1.1), A23 Bolney 5.5, Gatwick Airport 13, Brighton Seafront



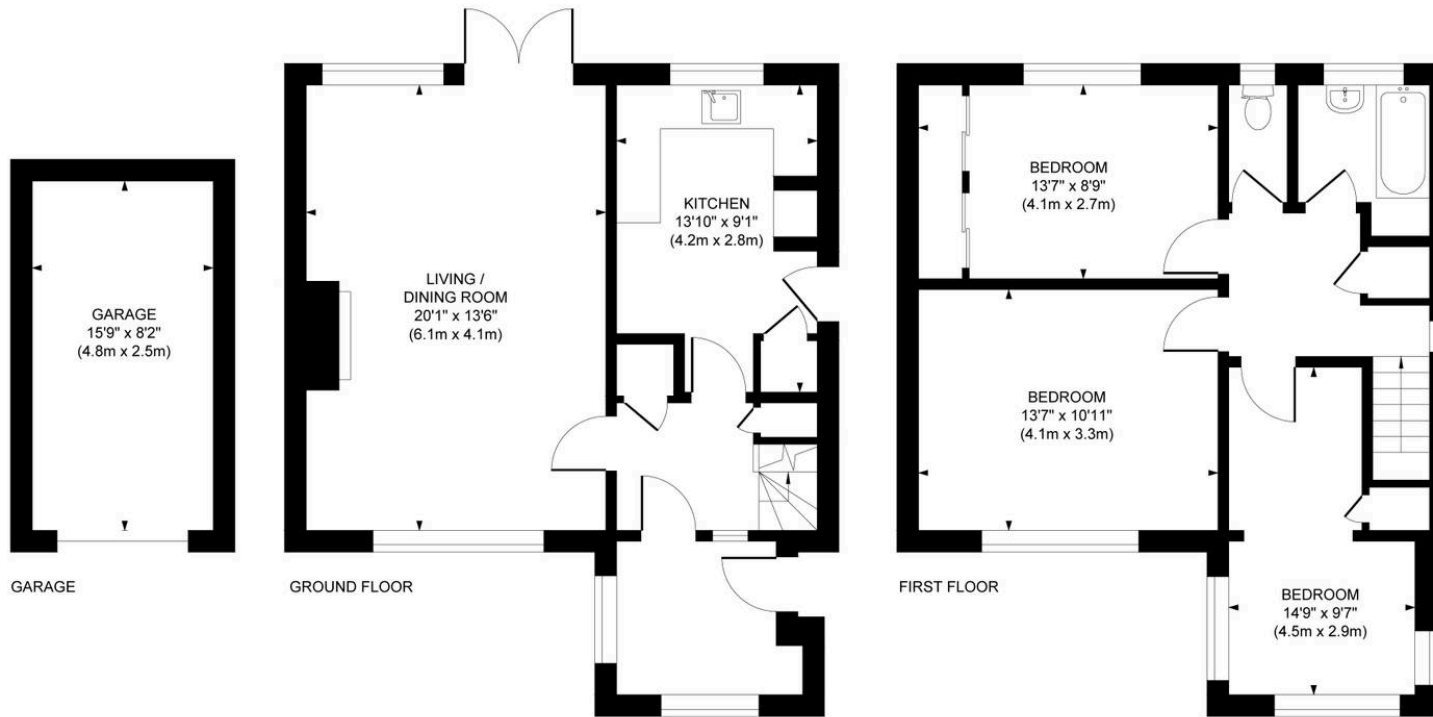


**Approximate Gross Internal Area**

Main House 1051 sq. ft / 97.68 sq. m

Garage 128 sq. ft / 11.95 sq. m

Total 1179 sq. ft / 109.63 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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