



**52 Harlands Road**  
Haywards Heath, RH16 1LS

 **Mark Reville & Co**

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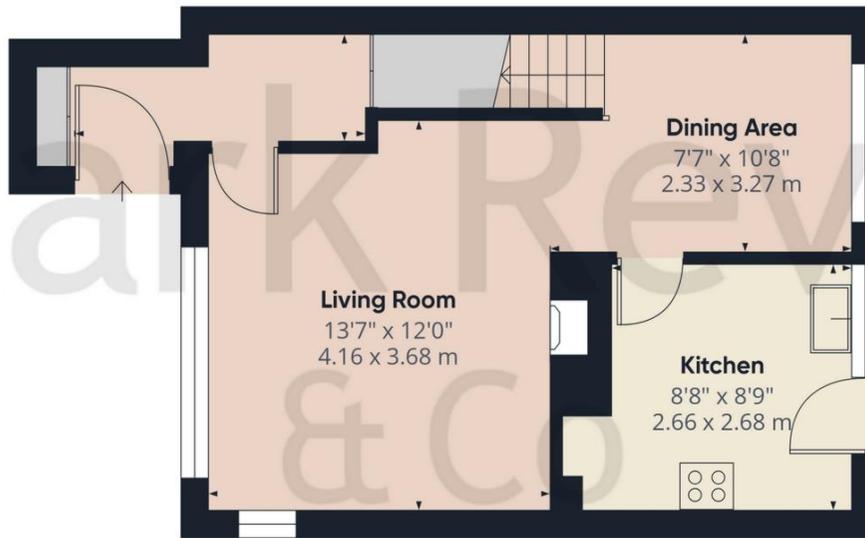
£400,000 Freehold

A three bedroom terraced house in a highly sought after location, offered with no onward chain and plenty of potential. The accommodation comprises an entrance hallway with storage, a double aspect living room with fireplace opening through to a dining area adjacent to the kitchen. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from off road block paved parking for two vehicles to the front, with a long rear garden featuring a patio area, mainly laid to lawn, with pond, shed and handy rear access. The property offers scope for extension (subject to the necessary planning permissions) and represents an opportunity to create a home tailored to individual requirements in a popular area.

Situated in this much favoured established location just a short walk to the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School and Haywards Heath College are close at hand whilst the Dolphin Leisure centre, Sainsbury's and Waitrose superstores are also within the immediate vicinity. The town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 12.6 miles to the north, the cosmopolitan city of Brighton and the coast is 15 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



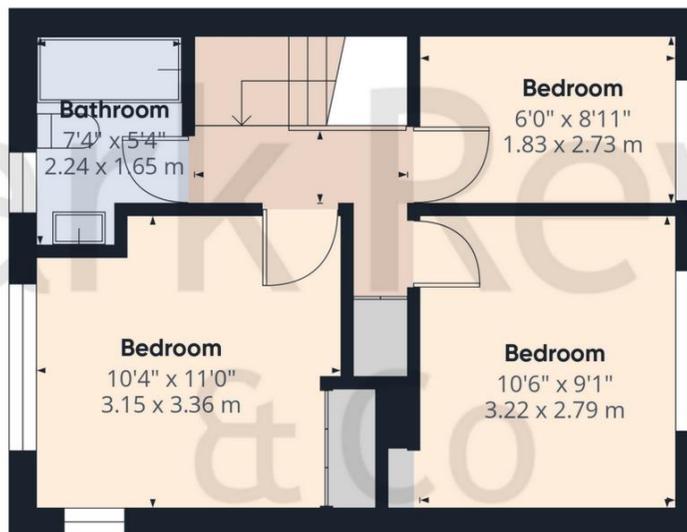




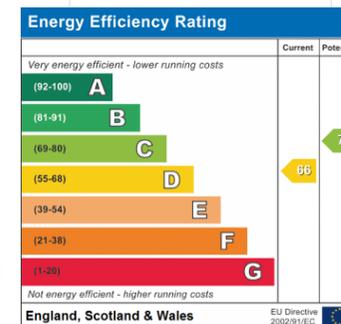
Ground Floor



**Approximate total area<sup>(1)</sup>**  
733 ft<sup>2</sup>  
68.1 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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