# 25 Allen Road, Haywards Heath, West Sussex RH16 3PU

Guide Price **£375,000 - £400,000 ... Freehold**

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An older style semi-detached house with a 60' x 26' rear garden offering great potential for an extension, situated on the rejuvenated east side of town close to several good schools and just 1 mile from the station. The property is believed to have been built in the 1940s and in more recent times has had the addition of a double glazed conservatory with glass roof yet offers tremendous potential for an extension to the side and/or a loft conversion STPP.

- Older style house on large plot
- Just 1 mile on foot to the railway station
- Within short walk of several good schools
- New gas boiler installed (2026)
- Private driveway parking and front garden
- 60' x 26' east facing rear garden
- Potential for extension and/or loft conversion STPP
- Clean decorations and carpets throughout
- Family sized kitchen/breakfast room
- Large double glazed conservatory with glass roof
- Separate sitting room (potential for open fire)
- 3 bedrooms and white bathroom suite
- For sale with no onward chain
- EPC rating: D - Council Tax Band: C

Allen Road is in a popular and established residential area on the town's rejuvenated east side. Local facilities include a parade of shops just around the corner in America Lane. From this side of town there is a very pleasant walk through the Scrase Valley nature reserve into Lindfield village with it's picturesque High Street, Common and duckpond.

The town centre is within a 15 minute walk where there is an extensive range of shops, stores and a regular bus service runs along America Lane. The railway station is 1.1 miles on foot which provides fast computer services to London Bridge/Victoria 47 mins, Gatwick Airport 15 mins and Brighton 20 mins.

The property is within walking distance of several excellent primary schools including the Warden Park Primary Academy, St Wilfrid's and St Joseph RC. Children from the side of town generally fall into the catchment area for Oathall Community College with its farm which is within a 15 minute walk. However, those attending the Primary Academy can go onto the Warden Park Secondary Academy in Cuckfield.

**Distances:**

Warden Park Primary Academy (0.5 miles), St Joseph's RC Primary (0.65 miles), St Wilfrid's Primary School (0.6 miles), Oathall Community College (0.8 miles), Warden Park Secondary Academy (2.2)

**Approximate Gross Internal Area**
989 sq. ft / 91.91 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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