



6 Blunts Wood Road  
Haywards Heath, RH16 1NB

■ ■ ■ Mark Reville & Co

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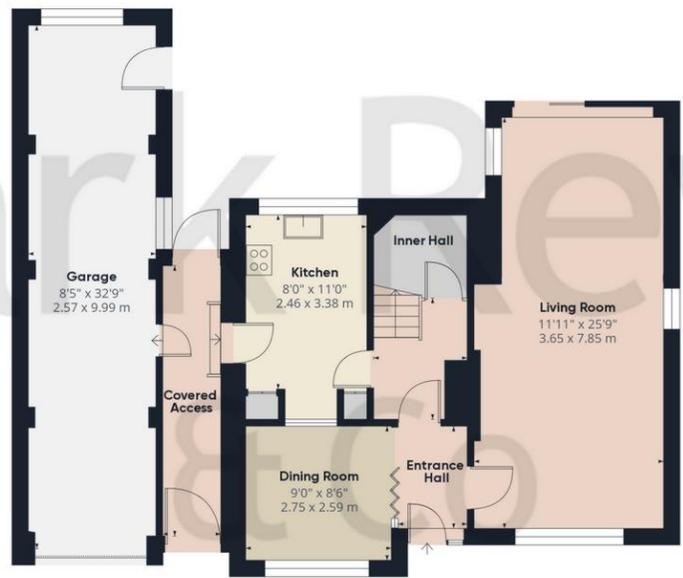
Guide Price £725,000 Freehold

This attractive detached family house sits on a generous plot, offering excellent potential for extension to the side and/or rear (subject to the necessary planning consents). The bright, well-proportioned accommodation benefits from gas central heating and double glazing but requires modernisation and refurbishment presenting an exciting opportunity to create a stunning family home in a highly sought after road. The interior features 3 spacious bedrooms, a large bathroom and a downstairs cloakroom. The property also boasts a large double-aspect living room, a separate dining room, a kitchen and covered side access with access to garage, front and rear gardens. Outside, the driveway provides ample parking for several vehicles and leads to a large attached tandem garage (32'9 x 8'5), while the delightful mature rear garden extends to approximately 90 feet, offering a fantastic outdoor space offering a high level of privacy and seclusion.

Located in a highly sought after and well established area, the house is just a short walk from Haywards Heath mainline station, which provides fast and frequent services to London Victoria and London Bridge (42-45 minutes). The property is well placed for excellent local schools, including Harlands Primary, Warden Park Secondary Academy (via Blunts Wood), and Haywards Heath Sixth Form College. Also nearby are the Dolphin Leisure Centre, Waitrose, and Sainsbury's superstores. The town centre, with its wide range of shops and vibrant restaurant scene, is easily accessible, while the A23 (just 5 miles west) provides swift access to the motorway network. Gatwick Airport is approximately 12.8 miles to the north, Brighton and the coast are 15.6 miles to the south and the stunning South Downs National Park and Ashdown Forest are within easy reach, offering beautiful countryside walks.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1403.38 ft<sup>2</sup>  
130.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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