



26 Woodlands Road  
Haywards Heath, RH16 3JU

■ ■ ■ Mark Reville & Co

## 26 Woodlands Road Haywards Heath, RH16 3JU

### Guide Price £400,000 Freehold

A traditionally constructed three bedroom semi detached family home set within a generous south facing garden, offering excellent scope for modernisation and extension to the rear (STPP). The property provides bright and spacious accommodation throughout, with three well-proportioned double bedrooms to the first floor. The ground floor comprises an entrance porch leading into a comfortable sitting room with feature fireplace, a fully fitted modern kitchen with integrated appliances, a downstairs shower room, separate cloakroom, and a sun room overlooking the rear garden. Further benefits include gas central heating, double glazing throughout, and a highly convenient location within walking distance of well-regarded local schools. To the front, there is a long private driveway providing off-road parking for 4-5 vehicles, with potential space for a garage (STPP). A particular highlight is the delightful, well-established south facing rear garden extending to over 100 feet in length, predominantly laid to lawn with a paved terrace adjoining the house ideal for outdoor entertaining. The current owner has enjoyed the property for the past 49 years and is now looking to downsize. Vendor suited. An internal inspection is highly recommended.

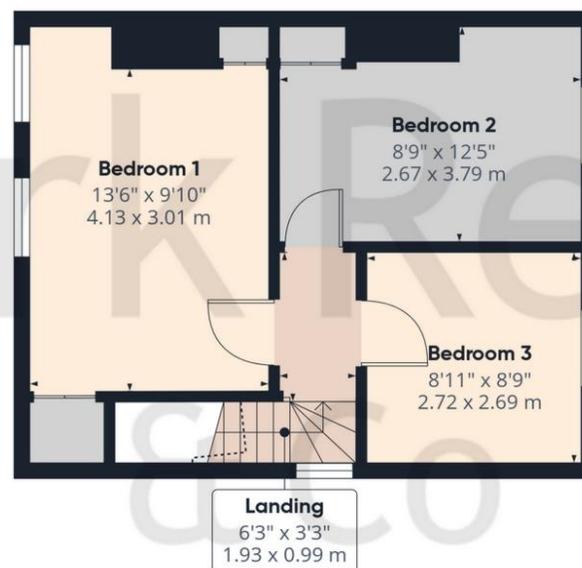
The property is situated in a quiet no-through road within a well-established residential area, just a short walk from the town centre. Here you will find a wide range of shops, as well as The Broadway with its selection of cafés, bars, and restaurants. There are several highly regarded schools nearby catering for all age groups, and the mainline railway station is within easy reach, offering fast and frequent services to central London (Victoria/London Bridge approximately 42-45 minutes). The town also benefits from a number of parks, a modern leisure complex, and both Sainsbury's and Waitrose superstores. The A23 lies just over five miles to the west, providing convenient access to the wider motorway network.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

856 ft<sup>2</sup>

79.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

Haywardsheath@markrevill.com



Mark Revill & Co