



**87 Penland Road**  
Haywards Heath, West Sussex. RH16 1PJ



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Guide Price £395,000

This attractive semi detached house in need of modernisation and redecoration offers excellent potential and scope for extension subject to obtaining the usual planning consents. The bright and spacious accommodation has the benefit of part double glazing and incorporates 3 good size bedrooms, bathroom, 2 reception rooms and a kitchen. There is a detached brick built garage approached by a long private drive offering parking for 3 vehicles and a particular feature is the 120 foot west facing rear garden backing onto woodland.

Situated in this much favoured location just a short walk to the highly regarded Harland's Primary School and to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve is close at hand as is the Dolphin leisure complex, Sainsbury's and Waitrose superstores, whilst the town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is



just over 12 miles to the north, whilst Brighton and the coast is about 16 miles to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Fully Enclosed Entrance Porch** Part glazed panelled front door. Quarry tiled floor. Door to:

**Hall** Stairs to first floor. Glazed door flanked by glazed screens to:

**Sitting Room** 12'9" x 12' (3.89m x 3.66m) Fireplace recess flanked by open shelving with mantle over. Fitted shelved units beneath glazed screens on either side of entrance door. Double glazed picture window to front. Dimplex slimline storage heater. Wide opening with concertina door to:

**Dining Room** 11'6" x 8'8" (3.51m x 2.64m) Dimplex slimline storage heater. Archway to:

**Kitchen** 11'6" x 8'8" (3.51m x 2.64m) Stainless steel double drainer sink, cupboards and drawers under. Tiled recess for cooker with electric point. Timber clad recess with space and plumbing for washing machine. Wall mounted Glow-worm gas boiler (not working). Under stairs cupboard with gas meter. Work top with cupboards and drawers under, range of tall wall cupboards. Tall larder/storage unit with cupboard over. Double glazed window. Part tiled walls. Vinyl flooring. Double glazed replacement door and side screen to:

**Glazed Lean To** 14' x 6' (4.27m x 1.83m) Timber construction with door to garden.

## FIRST FLOOR

**Landing** Hatch to loft space.

**Bedroom 1** 12' x 9'9" (3.66m x 2.97m) Double glazed window.

**Bedroom 2** 11'8" x 11'2" (3.56m x 3.40m) Double glazed window overlooking rear garden.

**Bedroom 3** 8'9" x 7'11" (2.67m x 2.41m) Double glazed window.

**Bathroom** Bath, basin and wc. Airing cupboard housing pre-insulated hot water cylinder and slatted shelf. Double glazed window. Radiator.

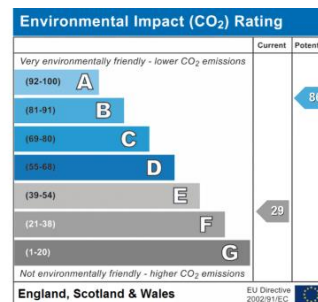
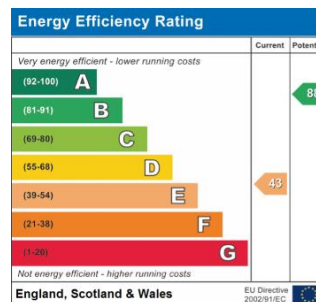
## OUTSIDE

**Garage** 16'2" x 8'11" (4.93m x 2.72m) Up and over door.

**Long Private Drive** Offering parking for 3 vehicles.

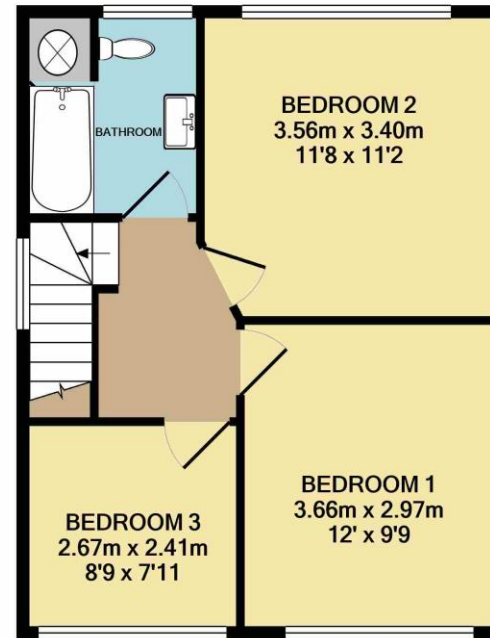
**Front Garden** About 37 feet (11.28m) in length. Arranged as lawn with clipped hedge to party boundary and further hedge adjacent to the entrance. Gate and covered side access to:

**Large West Facing Rear Garden Backing onto Woodland** About 120 feet (36.58m) in length. Arranged as lawn with pond, several shrubs and fruit trees including camellia and rhododendron. **Greenhouse. 2 timber sheds.** Water tap.





GROUND FLOOR  
APPROX. FLOOR  
AREA 61.7 SQ.M.  
(664 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 38.9 SQ.M.  
(419 SQ.FT.)

TOTAL APPROX. FLOOR AREA 100.6 SQ.M. (1083 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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