



53 Franklynn Road
Haywards Heath, RH16 4DS



Mark Revill & Co

53 Franklynn Road Haywards Heath, RH16 4DS

Guide Price £375,000

This most attractive 1930's bay fronted semi detached house offers bright and spacious accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The property is in need of some modernisation and redecoration and the accommodation comprises: 3 bedrooms, spacious bathroom with shower, good size sitting room with opening to dining room, downstairs wc and a 16 foot kitchen/breakfast room. There is a detached garage approached by a long private drive offering parking for 4 vehicles and the attractive rear garden extends to about 42 feet in length arranged mainly as level lawn.

Situated in this popular mature location just a short walk to the town centre with its wide range of shops and to several well regarded schools catering for all age groups. Haywards Heath has a modern leisure centre, a Sainsbury's and Waitrose superstore, an array of restaurants in The Broadway and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north, the cosmopolitan city of Brighton and



the coast is a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Porch Double glazed front door to:

Spacious Hall Good size understairs ventilated cupboard. Telephone point. Double glazed window. Radiator. Stairs to first floor.

Sitting Room 14'5" into bay x 13' (4.39m x 3.96m) Fireplace with polished stone insert and hearth, moulded surround with gas point. Wide double glazed bay window to front. TV aerial point. Recessed shelf. 2 corner shelves. Radiator. Wide opening with folding louvre doors to:

Dining Room 13' x 11' (3.96m x 3.35m) Tiled fireplace with gas fire and back boiler. Radiator. Double glazed sliding door to rear garden.

Kitchen/Breakfast Room 16' x 7'10" (4.88m x 2.39m) Inset stainless steel sink with mixer tap, cupboards under, adjacent worktop with plumbing for washing machine and dishwasher under, adjacent tall cupboards. Matching worktop, cupboards and drawers under. Range of wall cupboards. Recess for cooker with gas point, extractor hood over. Further worktop, cupboard, drawer and appliance space under, further wall cupboard. 3 double glazed windows. Part tiled walls. Vinyl flooring. Double glazed door to rear garden. Door to:

Lobby Double glazed window. Half tiled walls. Vinyl flooring. Door to:

Downstairs wc Low level suite. Double glazed window. Half tiled walls. Vinyl flooring.

FIRST FLOOR

Landing Hatch to loft space. Double glazed window.

Bedroom 1 14'6" into bay x 10'10" (4.42m x 3.30m) Wide double glazed bay window to front. Radiator. Picture rail.

Bedroom 2 13' x 11'3" (3.96m x 3.43m) into wardrobe recess. Chimney breast flanked by double wardrobe with cupboard over and airing cupboard housing pre-insulated hot water cylinder, slatted shelving, adjacent wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 3 8'5" x 8'2" (2.57m x 2.49m) Built-in wardrobe. Double glazed window. Radiator.

Spacious Bathroom with Shower Coloured suite comprising bath with mixer tap, fully tiled glazed shower cubicle with Aqualisa fitment, pedestal basin, close coupled wc. Wall cabinet with mirror doors. Electrically heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls.

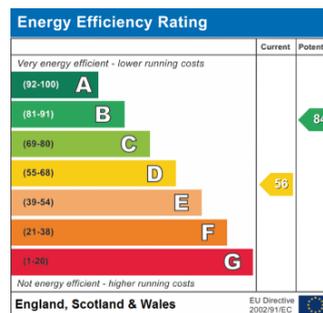
OUTSIDE

Detached Garage 16' x 8'7" (4.88m x 2.62m) Light and power points. Up and over door.

Long Private Drive Offering parking for 4 vehicles.

Front Garden Laid to lawn with flower and shrub borders. Timber boundary fencing.

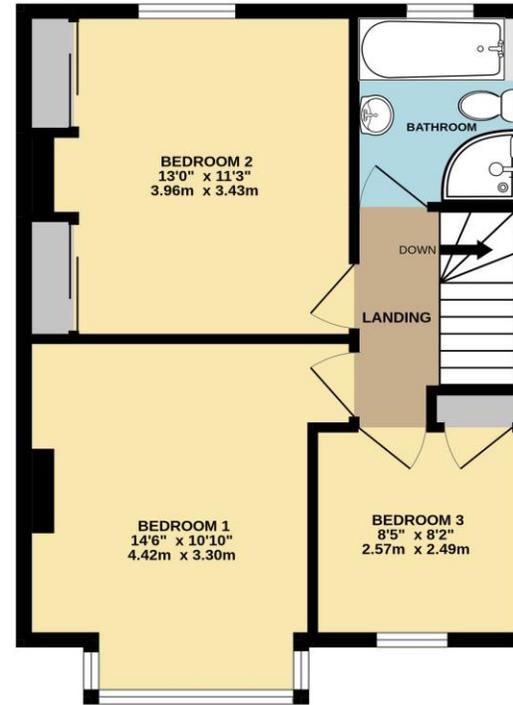
Rear Garden About 42 feet (12.80m) in length. Arranged mainly as lawn, L shaped paved sun terrace adjacent to the house, shrub borders. The garden is fully enclosed mainly with timber fencing. Side gate to drive.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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

