



67 Harlands Road
Haywards Heath, RH16 1LU

 **Mark Revill & Co**

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Guide Price £575,000 Freehold

An excellent opportunity to acquire a spacious and extended 3/4 bedroom detached home located in one of Haywards Heath's most popular residential roads. This versatile property provides scope to further extend and reconfigure, making it ideal for buyers seeking to create a superb long term family home. The accommodation includes an entrance hall, a bright and spacious L shaped living/dining room with patio doors opening onto the garden and a separate sitting room which flows into a conservatory, also offering direct garden access. The kitchen/breakfast room provides ample worktop space and appliance areas, along with a stable style door to the front driveway. An internal door leads to a useful occasional fourth bedroom or home office, complemented by an adjacent shower room, ideal for guests or multi-generational living. Upstairs, a turning staircase leads to the first floor landing and three generous double bedrooms, including a principal bedroom with en suite shower room. The home benefits from gas central heating and uPVC double glazing throughout. Externally, the private driveway provides off street parking for two vehicles, with side access to a beautifully landscaped rear garden featuring a paved patio, central lawn, timber shed and a high level of privacy and seclusion. This property is offered to the market with vacant possession and no upward chain.

Harlands Road enjoys a highly convenient position on the western side of Haywards Heath, within walking distance of several well-regarded schools including Harlands Primary School and Warden Park Academy. The mainline railway station, approximately 0.6 miles away, offers fast and regular services to London Bridge and London Victoria (approximately 42-45 minutes), Brighton and the south coast, making this a perfect location for commuters. The town centre is also easily accessible, providing a wide range of shops, cafés, restaurants and leisure facilities, including The Orchards Shopping Centre and The Broadway's vibrant dining scene. Nearby Clair Park and Victoria Park offer green open spaces, while the beautiful countryside of the South Downs National Park and Ashdown Forest are a short drive away. Excellent road links include easy access to the A272, A23/M23 and Gatwick Airport.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1265 ft²

117.7 m²

Reduced headroom

26 ft²

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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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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