



6 Penland Road
Haywards Heath, RH16 1PW



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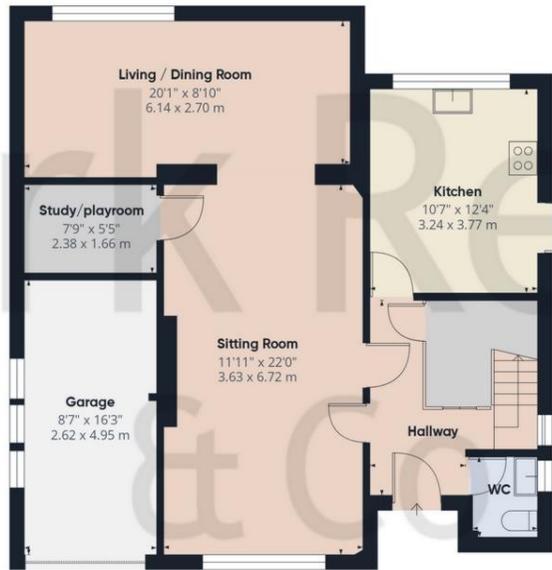
Guide Price £700,000 Freehold

This substantial four bedroom detached family home is ideally positioned in a highly sought after location, offering generous and versatile accommodation arranged over two floors. The ground floor is centred around a spacious through sitting room, which flows seamlessly into a bright and airy living/dining area, with the added benefit of an internal home office or playroom. A well appointed kitchen features a range of matching units and work surfaces, with a door providing direct access to the garden. A convenient ground floor cloakroom completes the accommodation. Upstairs, there are three well-proportioned double bedrooms, all served by a family bathroom. The property offers excellent potential for modernisation and refurbishment, as well as significant scope to extend to the rear (subject to the necessary planning permissions). Further benefits include gas central heating and uPVC double glazing throughout. Externally, the delightful rear garden enjoys a private, non-overlooked aspect and features a paved patio, central lawned area, along with a garden shed and greenhouse. To the front, an enclosed private driveway provides ample off-road parking, complemented by attractive flower beds and a charming picket fence. The property also benefits from an attached single garage, offering further potential for conversion (STPP).

Situated in this much favoured established location just a short walk to the highly regarded Harlands Primary School, Haywards Heath Sixth Form College and Warden Park Academy and to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve and Pages Meadow is close by offering a natural venue for walking as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and 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, the cosmopolitan city of Brighton and the coast are 15.5 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside pursuits.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1423 ft²
132.4 m²

(1) Excluding balconies and terraces

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.

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