



68 Harlands Road
Haywards Heath, RH16 1LS

 **Mark Reville & Co**

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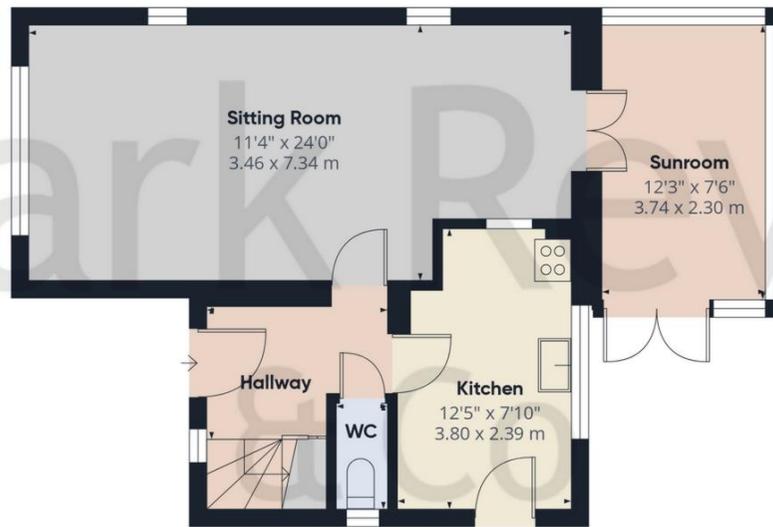
Guide Price £550,000 Freehold

This attractive three bedroom detached family home, built in the early 1960s, offers bright and spacious accommodation throughout. The property benefits from gas-fired central heating and double glazed replacement windows, and is ideally situated in a convenient cul-de-sac location. Key features include a generous through sitting/dining room, a comprehensively fitted kitchen, and a conservatory overlooking the rear garden. To the first floor, there are three well-proportioned bedrooms and a family bathroom fitted with a white suite. Externally, the property boasts a garage accessed via a private driveway providing off road parking for up to three vehicles. The rear garden has been designed with low maintenance in mind, being fully enclosed and predominantly paved across two patio levels. Offered for sale with no onward chain, the property is ready for immediate occupation while also presenting an excellent opportunity for a purchaser to update and modernise to their own taste. Early viewing is highly recommended.

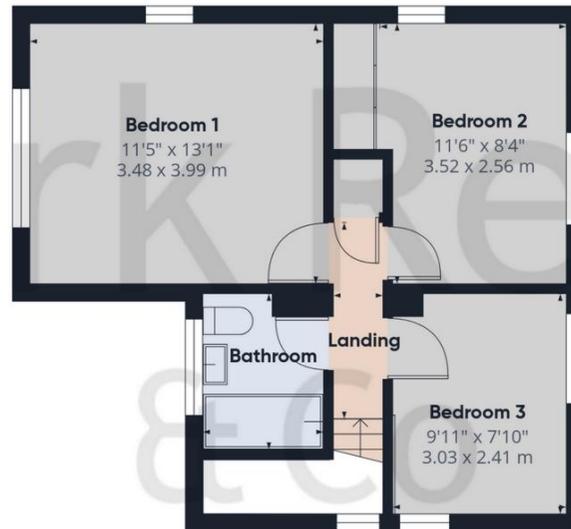
The property is situated in a small cul-de-sac within this highly sought after and established residential area, just a short walk from Haywards Heath mainline station, offering fast and frequent services to central London (Victoria/London Bridge approximately 42-45 minutes). The well regarded Harlands Primary School and the Sixth Form College are close by, along with the Dolphin Leisure Complex and both Waitrose and Sainsbury's superstores. The town centre is also within easy reach, providing a wide range of shops and amenities, including The Broadway with its excellent selection of restaurants. The A23 is just over five miles to the west, offering convenient access to the motorway network. Gatwick Airport lies approximately 12.5 miles to the north, while the vibrant city of Brighton and the south coast are around 15.8 miles to the south.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area¹⁾

929 ft²
86 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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