



75 Farlington Avenue, Haywards Heath, West Sussex RH16 3EZ

Guide Price £475,000

FREEHOLD



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A 3 bedroom detached bungalow with a 49' x 40' south/east facing rear garden requiring some updating but presented in very clean and tidy order throughout with planning permission for an extension and loft conversion.

- Detached 3 bedroom bungalow on sunny plot
- Requires some cosmetic updating
- Planning permission granted on 21.06.2022 Ref: DM/22/1336 mid.sussex.gov.uk for a side extension and full loft conversion, which will provide a larger kitchen, 3 additional 1st floor bedrooms & 2 bathrooms
- Cul-de-sac location within walking distance of the railway station via Clair Park, town and several schools
- Close to Scrase Valley nature reserve giving swift pedestrian access to the picturesque Lindfield Village High Street, common and pond
- 49' x 40' sloping south/east facing rear garden
- Driveway and garage alongside
- Sitting room with fireplace, kitchen and dining room
- 2 doubles & 1 single size bedroom
- EPC: C - Council Tax Band: E





The property is located in this cul-de-sac surrounded by properties of similar style and age. Farlington Avenue is located off Oathall Avenue which, in turn, is located to the east of Oathall Road and Clair Park. This side of town is popular with commuters and families and is within walking distance of the railway station and the rear entrance to Oathall Community College with its farm. There are several primary schools within walking distance and the town also has a 6th form college and leisure centre. The town centre has a traditional range of shops and stores whilst the trendy Broadway has several restaurants, cafés and bars. By road, access to the major surrounding areas can be easily gained via the A272, B2112 and A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

**Distances (approximate miles by foot/car/rail)**

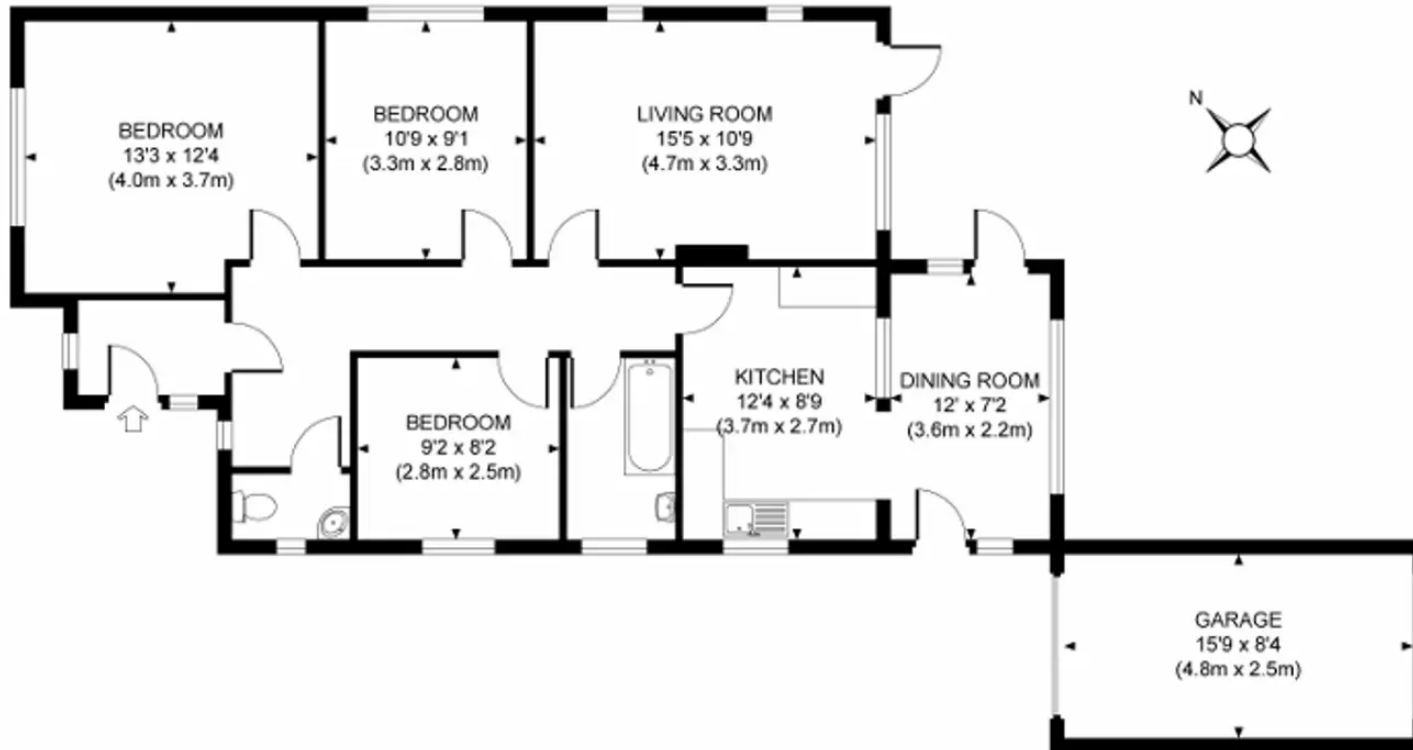
**Primary Schools:** Warden Park Primary Academy (1), St Joseph's RC (0.9), St Wilfrid's Primary (1), Blackthorns (1), Lindfield (1)

**Secondary Schools:** Oathall Community College (500 yards – rear entrance), Warden Park Academy in Cuckfield (2.2), 6th Form College (1.1)

**Station:** Haywards Heath mainline station (1) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area  
915 sq ft / 85.0 sq m  
Approximate Gross Internal Area Outbuildings  
130 sq ft / 12.0 sq m  
Total Gross Internal Area 1045 sq ft / 97.0 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Mansell McTaggart Haywards Heath

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