



73 Farlington Avenue, Haywards Heath
West Sussex RH16 3EZ

FREEHOLD

Guide Price
£450,000 – £475,000



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A 3 bedroom detached bungalow with a long driveway and garage alongside situated in the popular cul-de-sac within walking distance of schools, town centre, railway station and Lindfield village via the nearby Scrase Valley nature reserve.

- Detached bungalow in cul-de-sac location
- Presented in very clean and tidy order throughout
- Some minor cosmetic updating required
- Pleasant walk through nature reserve to Lindfield Village
- 5 mins walk to Oathall Community College
- 0.8 mile walk to railway station via Clair Park
- 46' wide x 40' deep south/east facing rear garden
- Long driveway and 23' x 9'10 garage
- Planning permission granted for a loft conversion on 03.03.2023 to provide an additional two bedrooms and bathroom www.midsussex.gov.uk Ref: DM/22/3353
- Sitting room with fireplace & door to garden
- Kitchen/breakfast room with door to rear garden
- 3 bedrooms, bathroom with original coloured suite & new separate shower room
- For sale with no onward chain
- EPC: C - Council Tax Band: D



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 fashionable 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 (0.8) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



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Approximate Gross Internal Area = 74.8 sq m / 805 sq ft

Garage = 21.2 sq m / 228 sq ft

Total = 96.0 sq m / 1033 sq ft

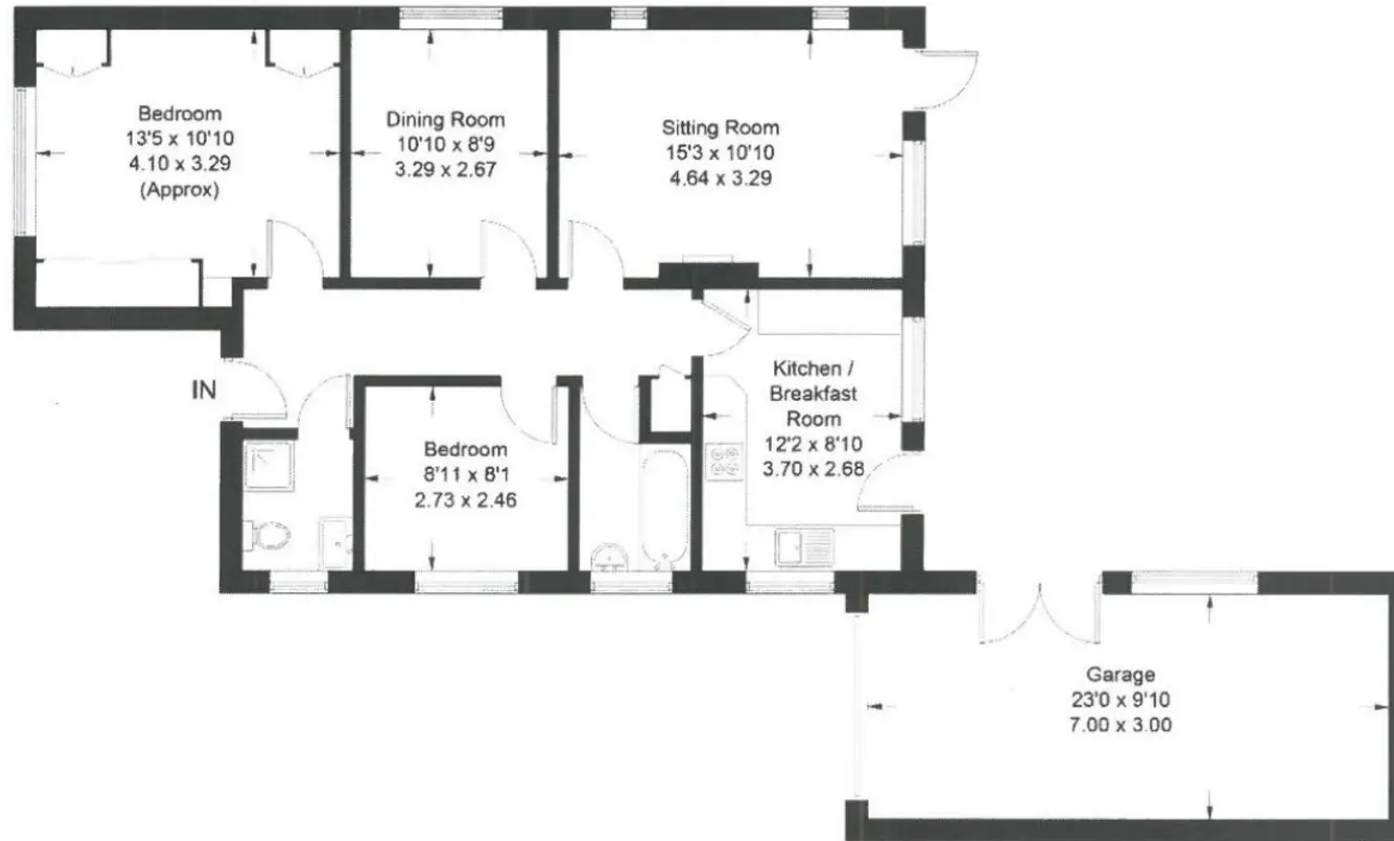


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID884585)

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