



44 Penland Road, Haywards Heath, West Sussex RH16 1PW

GUIDE PRICE ... £400,000-£425,000 ... FREEHOLD



**MANSELL
McTAGGART**
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A detached bungalow occupying a corner plot with a garage and driveway behind requiring some cosmetic updating, situated on the desirable north/west side of town close to good schools and within a 0.6 mile walk to the railway station offering great potential for a significant loft conversion to create a family home if required STPP.

- Detached bungalow on a corner plot
- Great potential for conversion into a house STPP
- Prime location 0.6 miles from railway station
- Close to Harlands School & leisure centre
- Driveway and garage behind
- Large front & 50' max by 40' max L-shaped rear garden
- Lounge with fireplace and conservatory
- 2 double bedrooms and refitted bathroom
- Requires some cosmetic updating
- No onward chain
- Council Tax: E
- EPC: D



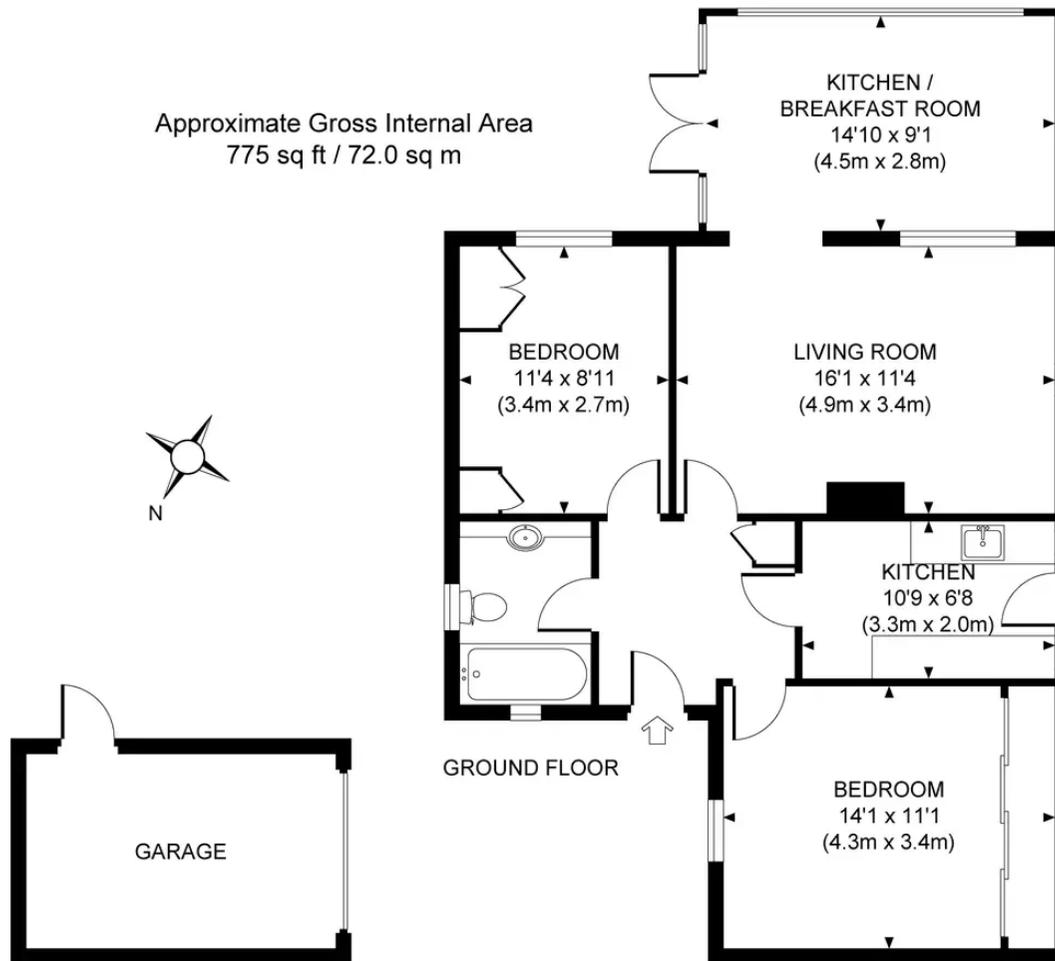
Location

The bungalow is situated on the corner of Penland Road and Penland Close on the town's desirable north/western side. This side of town is particularly popular with commuters and families due to its close proximity to the railway station, leisure centre, Harlands Primary School and Warden Park Secondary Academy (children walk through Blunts Wood to the Academy in neighbouring Cuckfield). There is a large Sainsbury's Superstore and Waitrose store as well as several other shops and food outlets by the station whilst the town centre is approximately 1 mile distant where there is a more extensive range of shops, stores, restaurants, cafes and bars. The picturesque Blunts Wood and Paige's Meadow nature reserve is close by and provides some wonderful walking. By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road and the A/M23 which lies approximately 5 miles to the west at Warninglid or 7.5 miles to the north at Maidenbower (Junction 10a).

Distances (on foot/by car/train in miles) approx.

Harlands Primary School 200 yards, 6th Form College 0.6, Warden Park Secondary Academy 1.3 (via Blunts Wood), Railway Station 0.6 (fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), The Broadway 0.9, Gatwick Airport 12, Brighton Seafront 15





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.

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