



102 Harlands Road, Haywards Heath, RH16 1NA

FREEHOLD

Guide Price £775,000 – £800,000



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A thoughtfully extended detached family house on the prime west side of town within a short walk of the railway station, good schools and the glorious Blunts Wood with plenty of parking, a good size garden and great potential for further enlargement if required, STPP.

- Extended family home in prime location
- 0.5 mile walk to station, Sainsbury's & Waitrose
- Harlands Primary School & Warden Park Secondary Academy School catchment area
- Easy walk through Blunts Wood to Cuckfield village
- 47' x 42' front garden & secluded 58' x 42' rear garden
- Plenty of driveway parking and garage
- Great potential for further extending
- Family sized kitchen/breakfast room
- Living room with fireplace
- Separate family room
- 4 generous bedrooms & bathroom (potential en-suite)
- EPC rating: E - Council Tax Band: F



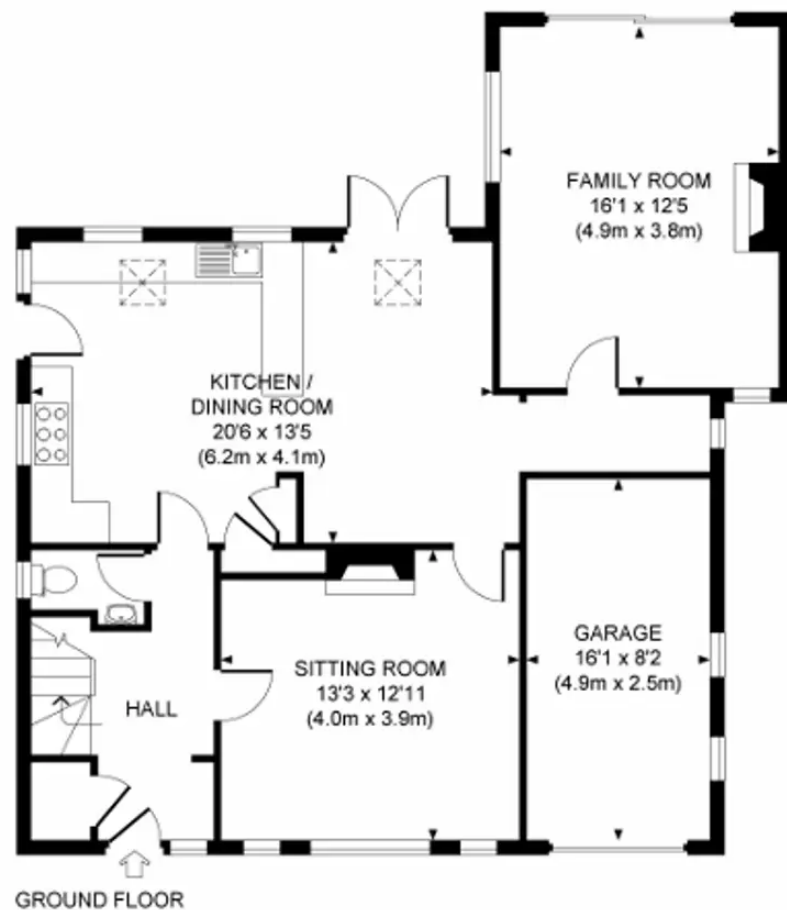


The property is located in Harlands Road on the town's desirable West side, popular with families and commuters. Harlands Primary School is within a third of a mile and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield which can be swiftly accessed on foot via Blunts Wood and is just over 1 mile distant. Other nearby facilities include the Dolphin leisure centre, Sainsbury's superstore, numerous shops and food outlets including Waitrose adjacent to the station. The town centre is under a mile distant offering an extensive range of shops, stores, restaurants, cafes and bars. The surrounding area has numerous beauty spots including both Ditchling and Chailey common nature reserves, the Ashdown Forest and the South Downs National Park whilst the 180 acre Ardingly reservoir is also close by with its wonderful watersports facilities. A regular bus service runs close by linking with the town centre, the hospital and the neighbouring districts.

By road, access to the major surrounding areas can be swiftly gained via the A272, the Balcombe Road and the A/M23 which lies about 5.5 miles to the west at Bolney or 8 miles to the north at Maidenbower (Junction 10 a). The railway station provides fast commuter services to London in 45 mins, Gatwick 15mins and Brighton 20 mins.

**Distances in approximate miles:** Railway station 0.3, Town centre 0.9, Harlands Primary School 0.35, Warden Park Secondary Academy 1.1, Gatwick Airport 12.





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Approximate Gross Internal Area  
1506 sq ft / 139.9 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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