



**5 Kings Road, Haywards Heath, West Sussex RH16 4EJ**

**GUIDE PRICE ... £350,000-£360,000 ... FREEHOLD**





A 3 bedroom semi-detached Victorian house requiring some updating and offering great potential for a loft conversion STPP tucked away down a no-through lane (pedestrian access only) on the southern side of town close to the hospital, town centre and within a 1.2 miles walk to the railway station. Parking in streets nearby.

\*Parking in streets include: St Francis Close, Colwell Road, Wivelsfield Road & Edward Road. All approx 50-150 yards away.

- Character home in peaceful cul-de-sac location
- Hidden away off St John's Road on the south side of town
- 10 mins walk to hospital and town centre
- 1.2 mile walk to the railway station
- Easy reach of several schools
- Sunny 42' max x 24' west facing rear garden
- Distant views across the town
- Great potential for a loft conversion STPP
- Two separate living rooms with fireplaces
- Kitchen, downstairs bathroom & small conservatory
- 3 generous 1st floor bedrooms
- For sale by the executors with no onward chain
- EPC rating: D - Council Tax Band: C

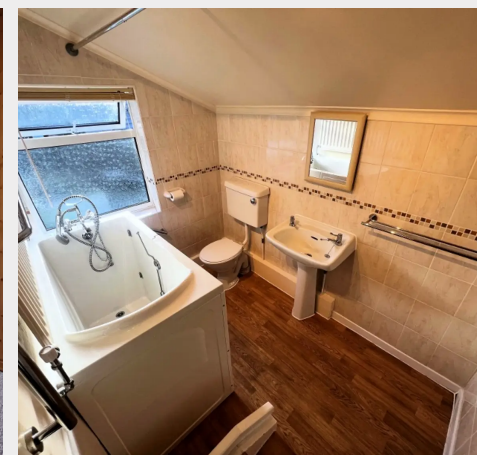


Kings Road is a short no-through cul-de-sac which in turn is located off St Johns Road on the town's southern edge. St Johns Road runs in an easterly direction off Wivelsfield Road near the Sainsbury's Local store (ideally close for daily basic needs) and links through to St Francis Close (pedestrian only) off Colwell Road. The property is also ideally placed within a short walk of the Princess Royal Hospital. The town centre is 0.5 miles distant and provides an extensive range of shops, stores, cafes, restaurants and bars. Schools are well represented throughout the town and the property is within walking distance of several primary schools and children from this side of town fall into the catchment area for Oathall Community College (secondary school) in nearby Lindfield. The town also has a 6th form college and a leisure centre. The mainline railway station is 1.5 miles distant and offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). By road, access to the major surrounding areas can be gained via the Haywards Heath/A272 relief road giving far swifter access out to the A/M23 in the west.



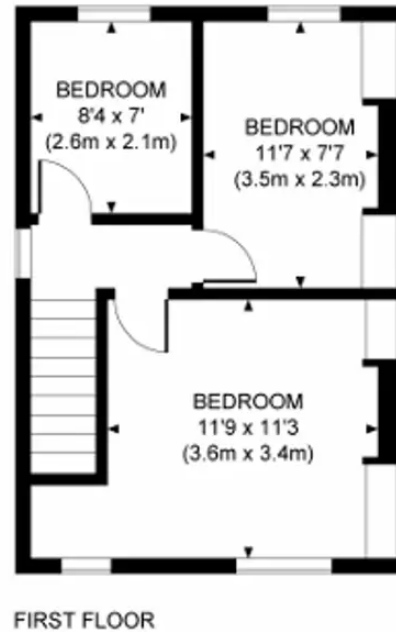
### **Distances (approx. in miles on foot)**

Schools: St Wilfrid's Primary (0.5), St Joseph's RC Primary (0.5), Warden Park Primary Academy (0.65), Oathall Community College (1.2), Warden Park Secondary Academy (2)





Approximate Gross Internal Area  
928 sq ft / 86.2 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.

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