



36 Penn Crescent, Haywards Heath, West Sussex RH16 3HN

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



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A very spacious 2 double bedroom semi-detached house with a large sunny south facing rear garden with great potential for an extension STPP situated on the rejuvenated east side of town on the Haywards Heath/Lindfield borders close to the Scrase Valley nature reserve and within easy walking distance of several schools, the town centre, just 0.8 miles to the railway station and Lindfield's picturesque village High Street.

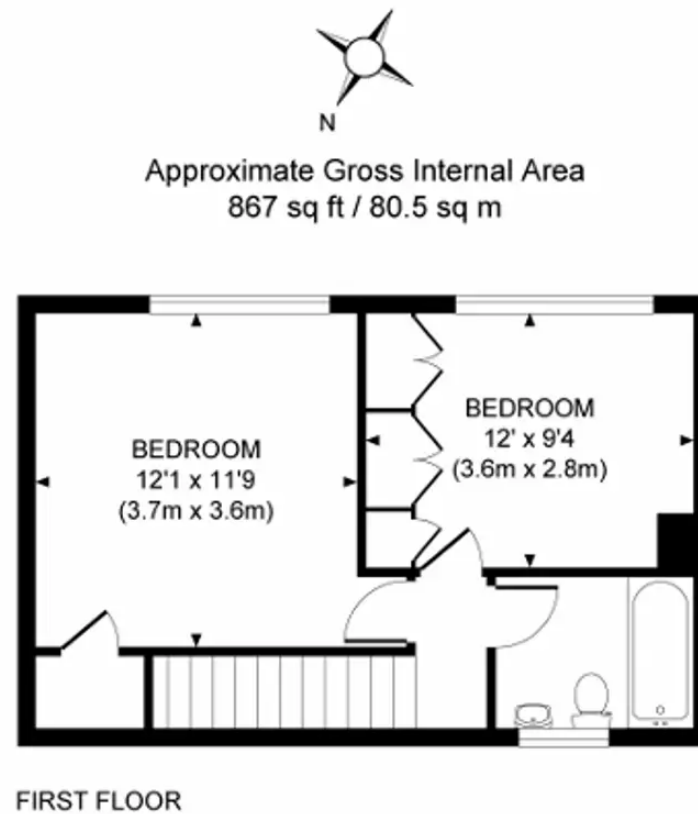
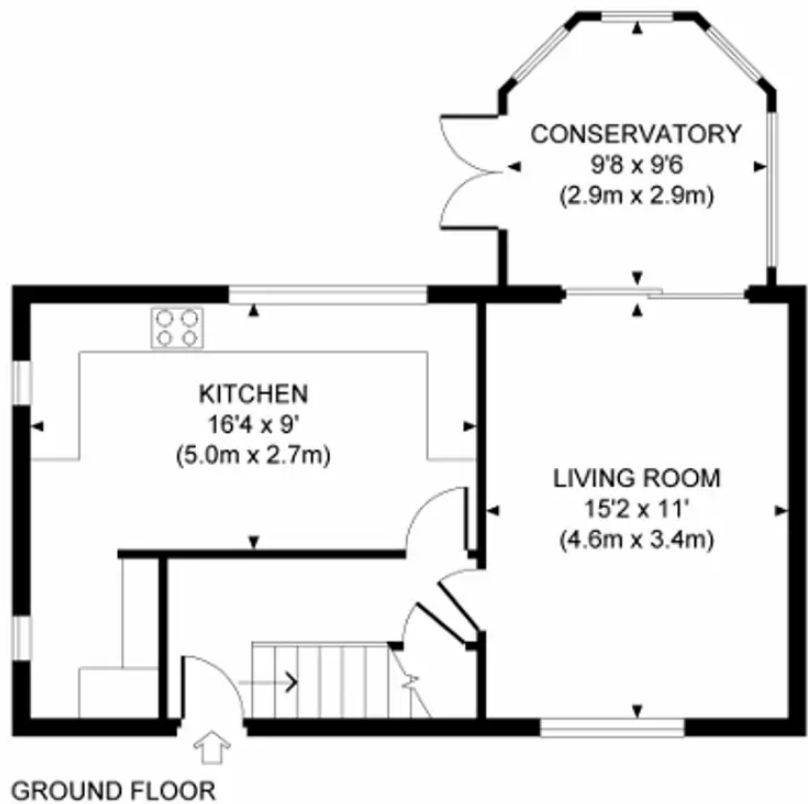
- Older style semi-detached house with great potential
- Haywards Heath /Lindfield borders adjacent to the Scrase Valley Nature Reserve
- Generous room sizes throughout
- Private driveway parking & front garden
- 73' x 33' south facing rear garden
- Sitting room with fireplace & doors to conservatory
- Separate family sized kitchen/breakfast room
- 2 generous double bedrooms and bathroom
- Gas heating to radiators
- Double glazed windows
- 0.85 mile walk to the railway station
- Close to several good schools
- EPC rating: C - Council Tax Band: C



Penn Crescent is located off Washington Road on the town's rejuvenated east side on the borders of Lindfield Village and virtually opposite the entrance into Scrace Valley nature reserve which provides a pleasant walk through to Lindfield's picturesque village High Street where there are numerous shops, boutiques and restaurants, the Common and duck pond. There are several primary schools within walking distance and the property is close to the rear entrance of Oathall Community College with its farm.

The town centre is about 1 mile where there is an extensive range of shops, restaurants and cafes. The railway station is just 0.85 miles walk via Clair Park which provides a fast service to London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins). The town has numerous large parks, a leisure centre and a 6th form College.





Approximate Gross Internal Area
867 sq ft / 80.5 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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