



65 Penn Crescent, Haywards Heath, West Sussex, RH16 3HP

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



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McTAGGART**  
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An extended 4 bedroom semi-detached house requiring general modernisation throughout with a double garage occupying a large plot backing onto the woodland of the Scrase Valley nature reserve on the Haywards Heath/Lindfield borders , within walking distance of the village High Street, railway station and excellent schools.

- Home in need of modernisation throughout
- Extended in the 1960s with spacious layout
- Plenty of driveway parking and double garage
- 50' x 50' L-shaped rear garden adjoining nature reserve
- Easy walk into Lindfield's picturesque Village High Street
- 0.9 mile walk to the railway station
- Spacious entrance hall
- 2 large reception rooms
- Family sized kitchen/breakfast room
- 4 bedrooms and bathroom
- For sale with no onward chain by the Executor
- EPC rating: E - 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 adjoining 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.

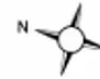
There are several primary schools within walking distance and the property is close to the rear entrance of Oathall Community College with its farm.

The town centre is about 1 mile where there is an extensive range of shops, restaurants and cafes.

The railway station is just 0.9 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  
1193 sq ft / 110.8 sq m  
Approximate Gross Internal Area Outbuildings  
465 sq ft / 43.2 sq m  
Total Gross Internal Area 1658 sq ft / 154.0 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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