



6 Frankton Avenue, Haywards Heath, West Sussex RH16 3QX

GUIDE PRICE ... £650,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A 4 bedroom detached family home with a south/east facing rear garden in need of some updating, with great potential for an extension and/or garage conversion STPP, situated in a small exclusive close of just 4 houses near the hospital.

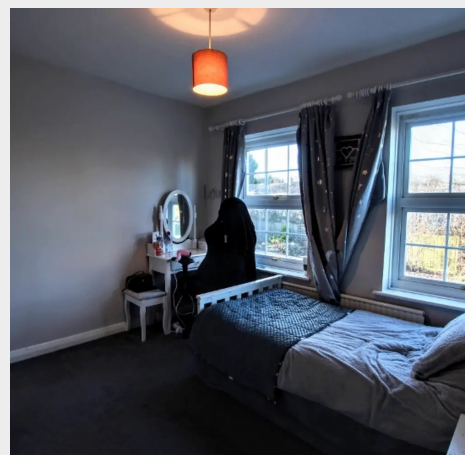
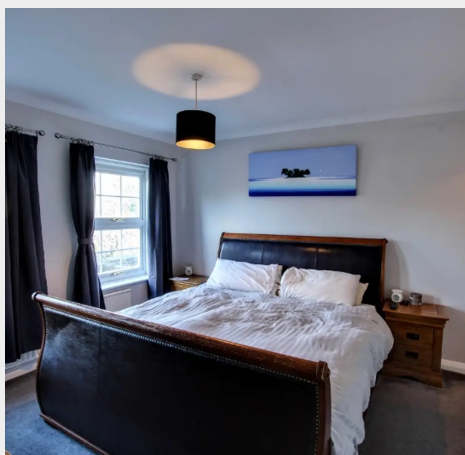
- Attractive neo-Georgian style house in need of some modernisation
- Great potential for an extension STPP
- 3 minute walk to the Princess Royal Hospital
- 10 minute walk to Northlands Wood Primary School
- 1.5 miles from the railway station
- 54' wide x 40' max deep south/east facing rear garden
- Plenty of parking and double garage
- Double aspect living room - Separate dining room and study
- Re-fitted kitchen and separate utility room - Master bedroom with small en-suite shower room
- EPC rating: D - Council Tax Band: F

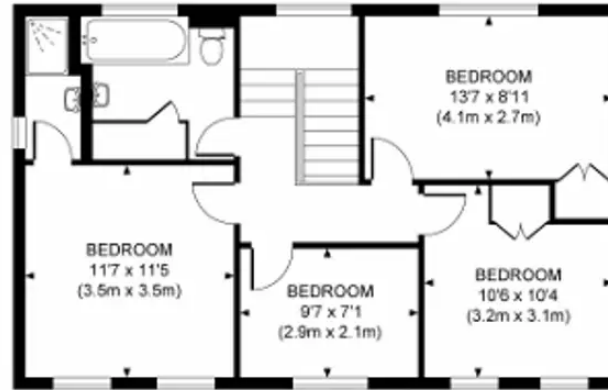


Frankton Avenue is located on the south eastern side of town opposite the entrance to the Princess Royal Hospital. This part of town is particularly popular with those working at the hospital and families due to its close proximity to the well regarded Northlands Wood Primary School. There are several local shops close by including the Franklands Village store and a late night Tesco Express. Other nearby facilities include the Northlands Wood medical surgery and pharmacy. Several bus services runs along the road linking with the railway station, neighbouring districts and Brighton. The town centre is within 0.75 miles where there are many shops and stores whilst the trendy Broadway is a little further on with its restaurants, cafes and bars. Children from this side of town fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield. By road, access to the major surrounding areas including Brighton, Gatwick Airport and the M25 can be swiftly gained via the A272, the B2112 and the A/M23, which lies approximately 6.5 miles to the west at Bolney or Warninglid.

Distances on foot/car/train in approximate miles:

Princess Royal Hospital 350 yards, Northlands Wood Primary School 0.4, St Wilfrid's Primary School 0.6, Oathall Community College 1.5, Town centre 0.75, The Broadway 1.1, Railway station 1.5 (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Brighton seafront 14, Gatwick Airport 16





FIRST FLOOR



GROUND FLOOR

Approximate Gross Internal Area
1680 sq ft / 156.1 sq m

Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.