



80 Gordon Road, Haywards Heath, West Sussex RH16 1EJ

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



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McTAGGART**
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An extended detached bungalow occupying a fabulous 100' x 34' west facing plot with driveways either side, a glazed carport and detached garage offering tremendous potential for redevelopment to create a fabulous family home in this prime location within a 5–10 mins walk of the railway station and schools

- Fantastic extension/redevelopment opportunity
- Endless possibilities for extending STPP
- Owned by the same family since the 1950s
- Immaculate but requires cosmetic updating
- Extended living room and large conservatory
- 2 double bedrooms and bathroom
- Attic room accessed via ladder
- Beautiful 100' x 34' west facing rear garden
- Glazed carport - garage - 2 driveways
- 0.4 mile walk to the Railway Station & Waitrose
- 1 mile walk to Lindfield High Street
- Close to several good schools
- For sale with no onward chain
- EPC rating: D - Council Tax Band: D

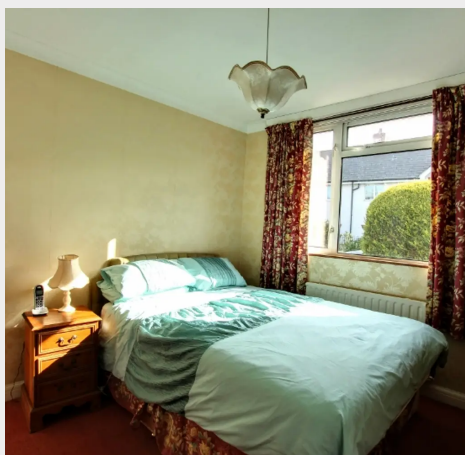


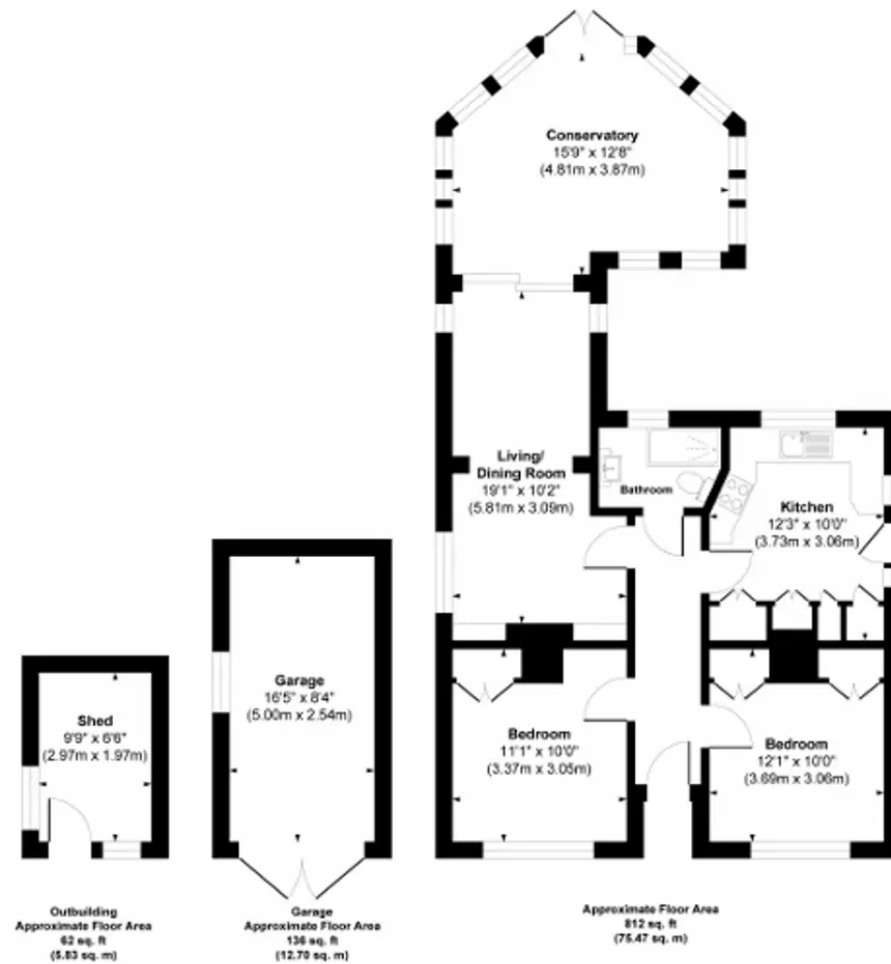
The property is located at the eastern end of Gordon Road surrounded by properties of varying style, size and age in this established residential area. The property is ideally suited to those needing good schools and the mainline railway station which is just 0.4 miles distant and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton city centre 20 mins). There are several highly regarded schools close by in both Haywards Heath and Lindfield and the town also has a 6th form college. Other nearby facilities include an array of shops and food outlets near the station, Waitrose, Sainsbury's and the Dolphin Leisure Centre. The town centre is within 0.75 miles and can be easily accessed on foot via Clair Park, providing an extensive range of shops, stores, restaurants, cafes and bars. Lindfield's picturesque village High Street, pond and common is about 1 mile away. Access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

Distances in approximately miles:

Primary Schools: Harlands (0.8), Blackthorns (0.6), Lindfield (0.9), St Joseph's RC (0.4) **Secondary Schools:** Oathall Community College in Lindfield (0.3), Warden Park Secondary Academy in Cuckfield (2.5)

Mainline Railway Station: Haywards Heath (0.4)





Approx. Gross Internal Floor Area 1010 sq. ft / 94.00 sq m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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