

SOLD STC



Franklynn Road, Haywards Heath

4 Bedrooms, 1 Bathroom, End Terraced House

Guide Price £450,000



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- New Fully Fitted Kitchen
- Integrated F/F & D/W
- Engineered Wood Flooring
- New Modern Family Bathroom
- New Combi Boiler GFCH



Guide Price - £450,000 to £475,000

<https://www.martinco.com/properties-for-sale/4-bedrooms-property-in-franklynn-road-haywards-heath-rh16/101124001530/>

The Home... - This utterly charming Victorian end terraced house offers an immense amount of character that will surely appeal to any lover of period property. Our client has undertaken an extensive renovation programme since purchasing that means the wealth of charm is coupled with plenty of modernity including a new kitchen with Bosch integrated appliances, new bathroom, new double glazed windows throughout with the front three being modern upvc sash windows and new Worcester Bosch boiler with Hive Smart Home Thermostat TV and internet points .

Upon entry you are welcomed by a charming dining room with attractive fire surround and open fireplace(not tested or swept) this would make for a cosy room for those chilly winter evenings.From the sitting room you come to the newly fitted kitchen with sleek & stylish white units, contrasting dark worktops and range of integrated appliances including Bosch oven, hob and dishwasher. A separate area for a washing machine with plumbing . The layout has been designed to maximise the use of the space for ample storage. A door from here leads to the impressively large garden. The ground floor also offers a Spacious living room and a further 3rd reception room 'a versatile space, where the incoming purchaser could use it for a multitude of purposes, such as 4th bedroom/home office/study/tv room/playroom

Practical engineered wood flooring and carpets to these areas

Heading to the first floor from the kitchen you will find three good size bedrooms and the new family



bathroom. The main bedroom is a great double, with built in wardrobe.

The second bedroom is also a double, with fitted cupboard with feature fireplace (not tested) .A further double room on this floor

The bathroom has a neutral white suite with hand shower attachment and rain shower over the bath . A part white brick tile wall and decorative floor tiling .

Step Outside - The 90ft south-west facing rear garden is a lovely private space for al-fresco dining with decked terrace . A generous lawn compliments this area nicely which affords the potential to add a garden room/pod, beyond the lawned area there is a perfect space for a children's play area, with the bark chip 'soft landing'. Perhaps a 'fire pit' or simply a canopy to shelter from the glorious sunshine, the benefit of there being side access/external access to the rear garden, brick shed and back door means no need for bikes and buggies to be transported through the inside of this immaculate

home.

To the front you have off road parking for one car.

Whilst the property already provides generous ground floor space to entertain, both indoors and outdoors, there is considerable opportunity and scope to extend into the rear garden off the kitchen. A planning precedent has already been achieved by the adjoining property.

Out & About - Franklynn Road is located in the heart of Haywards Heath and incredibly convenient for the town centre (0.3 miles), Princess Royal Hospital (0.3 miles) and St. Wilfrid's C of E Primary School (0.3miles). Haywards Heath town centre offers extensive shops and eateries with a Marks & Spencers in The Orchards Shopping Centre. Hart Country Stores and Flinders are favourites for a coffee or brunch, whilst Francisco Lounge Café/Bar is perfect for a light lunch with friends. The Broadway is the town's buzzing social centre and boasts an array of bars, pubs and restaurants including



Lockhart Tavern Gastropub (serving amazing Sunday Lunches), WOLFOX Coffee Roasters, Pizza Express, Zizzi, La Campana Tapas, Orange Square, Pascals Brasserie and Cote Brasserie.

The town's mainline station is 1.2 miles distant (Approximately 20-25 mins walk via Clair Park) and provides fast & frequent Thameslink & Southern services to London (Victoria/London Bridge in 47 mins), Brighton (20 mins) and Gatwick International Airport (15 mins).

There are two large supermarkets in the town in the form of Waitrose and Sainsburys. The Dolphin Leisure Centre has two swimming pools and a gym, whilst Madison's on Perrymount Road offers a range of fitness classes.

Haywards Heath is surrounded by picturesque villages and gorgeous Sussex countryside which is easily accessible. The cosmopolitan city of Brighton & Hove is just 30 mins in the car. Haywards Heath is surrounded by picturesque villages and gorgeous Sussex countryside which is easily accessible. The cosmopolitan city of Brighton & Hove is approximately 30 minutes by car.

The Finer Details... - Tenure:
Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
EPC - D
Available Broadband Speed:
Superfast 80 Mbps 20 Mbps

We believe the above information to be correct but recommend checking the information personally.

OVERALL FLOOR SPACE 0' 0" x 0' 0" x 0m) 78.04sqm

KITCHEN 10' 6" x 9' 3" (3.22m x 2.84m) New Fitted

LIVING ROOM 9' 0" x 13' 11" (2.76m x 4.26m) Looks out to rear garden



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