



23 Franklynn Road, Haywards Heath, West Sussex RH16 4DQ

GUIDE PRICE .. £425,000-£450,000 .. FREEHOLD





A big 2 double bedroom semi-detached Victorian house offering great potential for extending and/or loft conversion with plenty of parking and a large back garden situated just to the south of the town centre within a short walk of the shops, hospital, several schools and just a 1.1 mile walk to the railway station.

- Well presented Victorian house of character
- Completely new roof replaced in 2023
- Plenty of driveway parking
- Large single garage
- 78' x 25' fully enclosed rear garden
- Great potential for extending/loft conversion STPP
- Ground floor extended - larger kitchen, utility & WC
- Lounge with open fireplace
- Separate dining room
- Close to hospital & St Wilfrid's Primary School
- Almost opposite a local co-op store
- Easy stroll to town centre - railway station (1.1 miles)
- EPC rating: TBA - Council Tax Band: D



The property is located in this established part of town just to the south/east of the town centre between the main shopping areas and the hospital, with a regular bus service running from Franklynn Road linking with the station and neighbouring districts. Local facilities include a Cooperative store and late night petrol station opposite and within a 5 minute walk you have the main shopping areas of South Road, the Princess Royal Hospital, Birch Hotel and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.2 miles). The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs and a state of the art leisure centre. The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and wine bar and there is a Sainsbury's Superstore just a little further on under the railway bridge. By road access to the major surrounding areas can be gained via the B2272/A272 and the A/M23, the latter lying about 6 miles to the west at Bolney.



Distances (in approximate miles on foot/train/car)
Schools: St Wilfrid's Primary (0.25), St Joseph's RC Primary (0.4), Northlands Wood Primary (0.9), Warden Park Primary Academy (0.6), Warden Park Secondary Academy (2.3), Oathall Community College (1.2).
Haywards Heath Railway Station (1.1), Waitrose (1.1), Sainsbury's Superstore (1.2), Gatwick Airport (14.1), Brighton seafront (13.7), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north.





Approx. Gross Internal Floor Area 1063 sq. ft / 98.73 sq. m (Including Garage)

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