



## 3 The Spinney, Haywards Heath, West Sussex RH16 1PL

Guide Price £750,000-£800,000



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A substantial 6 bedroom detached house (just over 2000 sq ft) requiring general modernisation throughout occupying a 0.2 acre plot backing onto a wooded copse and situated in a quiet cul-de-sac off Penland Road on the town's desirable north/western side within walking distance of the railway station, Harlands Primary School and countryside.

- Detached house owned by the same family since 1975
- Extended to create a substantial & versatile family home
- Requires general modernisation throughout
- Great potential for alterations/extending STPP
- Fabulous plot with main garden area measuring 85' x 80'
- Driveway parking & attached garage
- Additional side parking area with mechanics inspection pit
- Hall, cloakroom, 4 living rooms and kitchen
- 5/6 bedrooms and 1 family bathroom
- Catchment area for excellent schools
- 0.8 mile walk to the railway station
- EPC rating: D - Council Tax Band: F

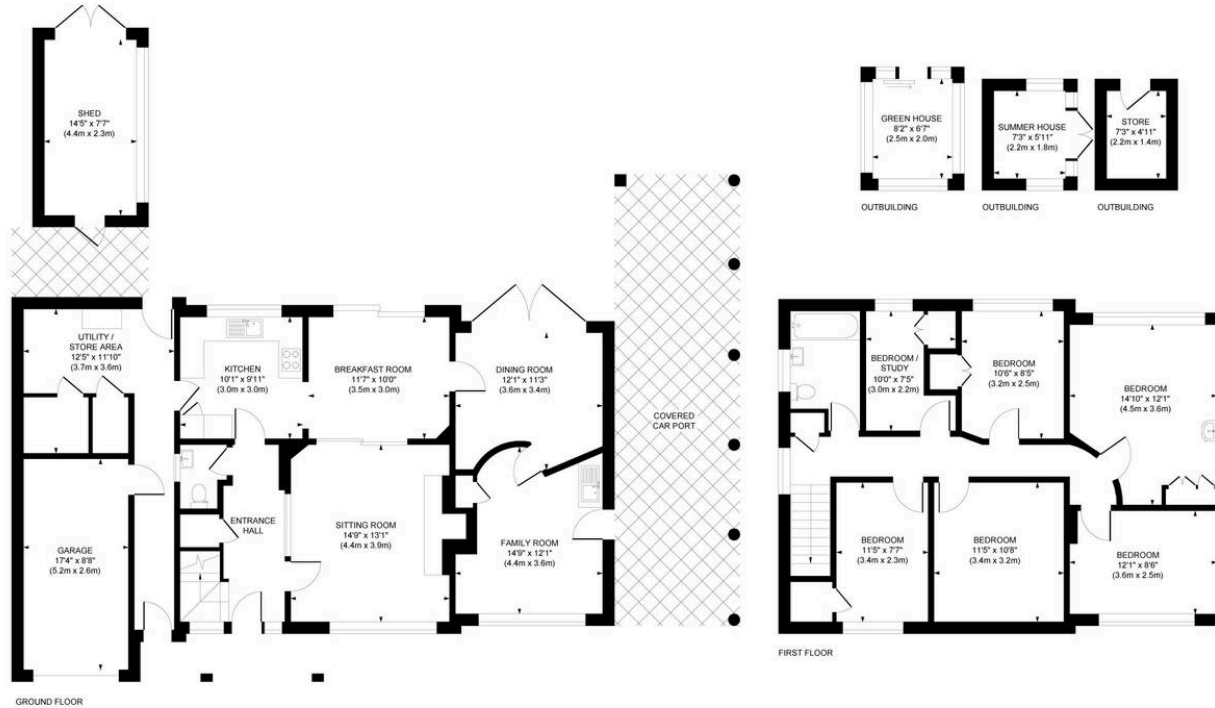


The Spinney is a cul-de-sac of just 8 large detached homes located off the northern end of Penland Road. Penland Road runs between Harlands Road and the Balcombe Road on the town's northern edge and is regarded as one of the most sought after parts of town due to its close proximity to Harlands Primary School and the railway station. The road is made up of other similar aged houses. Harlands Primary School is within 200 yards and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield which can be accessed on foot via Blunts Wood. The Blunts Wood and Paige's Meadow nature reserve provides some wonderful walks. The railway station provides fast commuter services to London, Gatwick Airport and Brighton. Other close by facilities include a 6th form college, leisure centre, Sainsbury's superstore, Waitrose and selection of shops and food outlets by the railway station. The town centre is just over 1 mile distant where there is a more extensive range of shops and stores whilst the trendy Broadway has a selection of restaurants, cafes and bars. Access to the major surrounding areas can be swiftly gained via the Balcombe Road, Hanlye Lane and the A/M23 which lies about 5 miles to the west at Warninglid or 7 miles to the north at Maidenbower (Junction 10A)

**Distances in approximate miles:** Harlands Primary School (200 yards) Warden Park Secondary Academy 1.4 via Blunts Wood on foot Railway station 0.6 (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins) A23 Warninglid 5 Maidenbower (J10A) 7



**Approximate Gross Internal Area**  
 Main House 2085 sq. ft / 193.97 sq. m  
 Outbuildings 241 sq. ft / 22.40 sq. m  
 Total 2329 sq. ft / 216.37 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 decisions reliant upon them.

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