



81 Farlington Avenue, Haywards Heath, RH16 3EZ

£475,000



**MANSELL
McTAGGART**
Trusted since 1947



A detached 3 bedroom bungalow with a 65' x 35' south/east facing rear garden, long driveway and garage offering great potential for extending and/or loft conversion STPP, situated in this popular cul-de-sac off Oathall Avenue within walking distance of the town centre, railway station, several good schools and Lindfield's picturesque Village High Street via the Scrase Valley Nature reserve.

- Detached bungalow in popular cul de sac
- Generous plot with 65' x 35' rear garden
- Plenty of private driveway parking and garage
- Immaculate with neutral decor throughout
- Recently re-roofed
- Would benefit from some cosmetic updating
- Great potential to extend/loft conversion STPP
- Spacious entrance hall and cloakroom
- Large living room with fireplace & patio doors
- 3 large bedrooms – mobility bathroom
- 0.7 mile walk to the station via Clair Park
- EPC rating: C – Council Tax Band: D

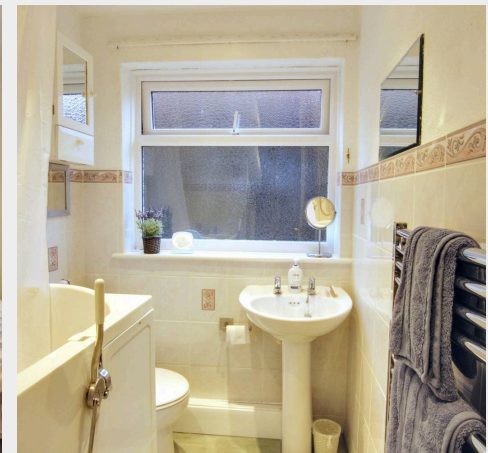


The property is located in this cul-de-sac surrounded by properties of similar style and age. Farlington Avenue is located off Oathall Avenue which, in turn, is located to the east of Oathall Road and Clair Park. This side of town is popular with commuters and families and is within walking distance of the railway station and the rear entrance to Oathall Community College with its farm. There are several primary schools within walking distance and the town also has a 6th form college and leisure centre. The town centre has a traditional range of shops and stores whilst the fashionable Broadway has several restaurants, cafés and bars. By road, access to the major surrounding areas can be easily gained via the A272, B2112 and A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

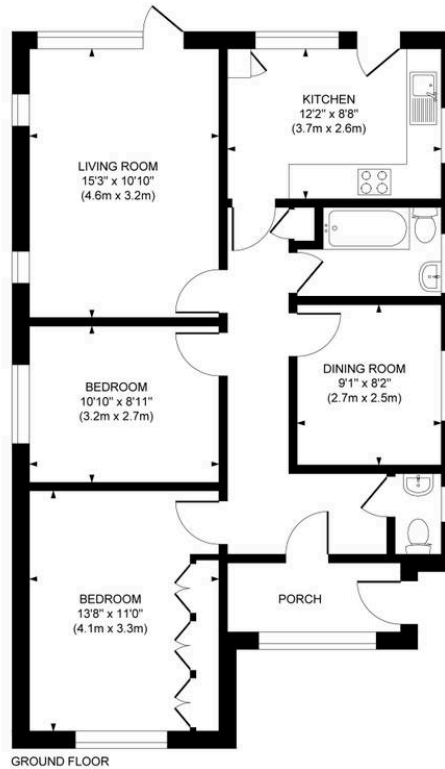
Distances (approximate miles by foot/car/rail)

Primary Schools: Warden Park Primary Academy (1), St Joseph's RC (1), St Wilfrid's Primary (1), Blackthorns (1), Lindfield (1) Secondary Schools: Oathall Community College (500 yards – rear entrance), Warden Park Academy in Cuckfield (2.2), 6th Form College (1.1)

Station: Haywards Heath mainline station (0.7) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area
829 sq. ft / 77.05 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.

Mansell McTaggart Haywards Heath
Mansell McTaggart Estate Agents, 7 Muster Green South – 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.