



**26 Penn Crescent, Haywards Heath, West Sussex RH16 3HN**

Guide Price £350,000 - £365,000



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A 2 double bedroom semi-detached older style cottage with a large south facing garden, in need of some updating and with great potential for extending, ideally located in this established area on the Haywards Heath/Lindfield borders located virtually opposite the Scrase Valley Nature Reserve within walking distance of several schools, Lindfield's picturesque Village High Street and the railway station.

- Older style semi-detached house on the rejuvenated east side of town
- 0.9 mile walk to the railway station
- 0.7 mile walk to Lindfield Village Pond
- Clean and tidy but requires some updating
- Great potential for extending STPP
- Downstairs cloak/shower room, lounge, big kitchen
- 2 first floor bedrooms and bathroom
- 70' x 38' south facing rear garden
- Plenty of private driveway parking
- Original garage now demolished
- For sale with no onward chain
- EPC rating: C - Council Tax Band: C



Penn Crescent is located off Washington Road on the town's rejuvenated east side on the borders of Lindfield Village and opposite Scrace Valley nature reserve which provides a pleasant walk through to Backwoods Lane and Lindfield's picturesque village High Street where there are numerous shops, boutiques, restaurants, pubs, the Common and duck pond.

There are several primary schools within walking distance and the property is close to the rear entrance of Oathall Community College with its farm.

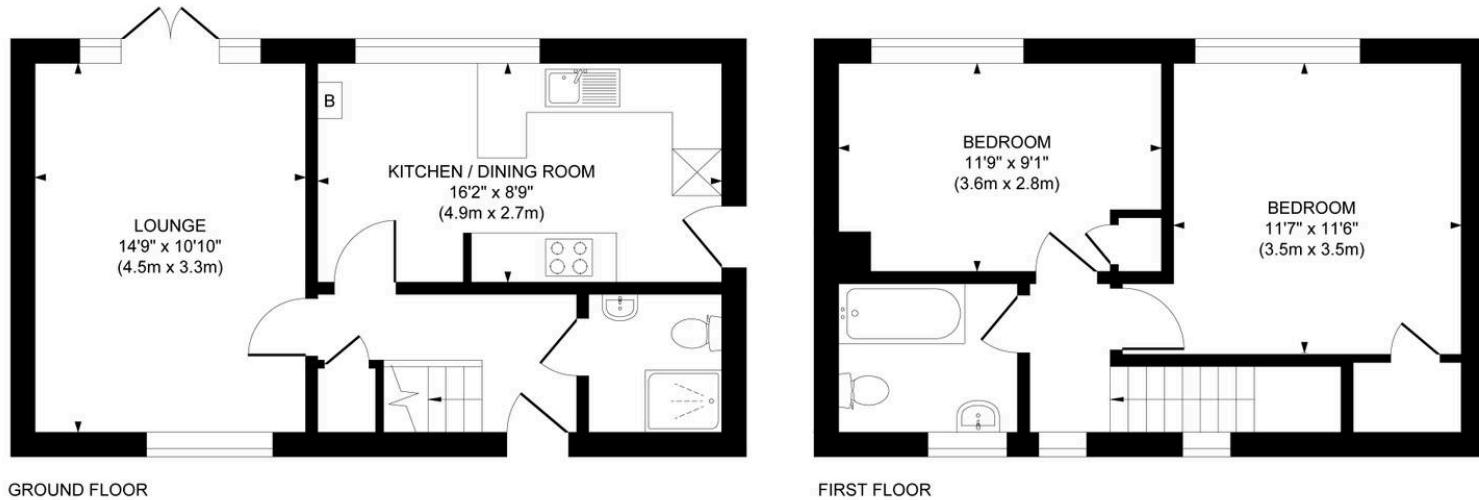
The town centre is about 1 mile where there is an extensive range of shops, restaurants and cafes.

The railway station is just 0.8 miles walk via Clair Park which provides a fast service to London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

There is a Waitrose adjacent to the station and the town also has a Sainsbury's Superstore and a Marks & Spencer. The town has numerous large parks, a leisure centre and a 6th form College.



Approximate Gross Internal Area  
774 sq. ft / 71.91 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

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