



BRITISH
PROPERTY
AWARDS

2019



GOLD WINNER

ESTATE AGENT IN
HAYWARDS HEATH

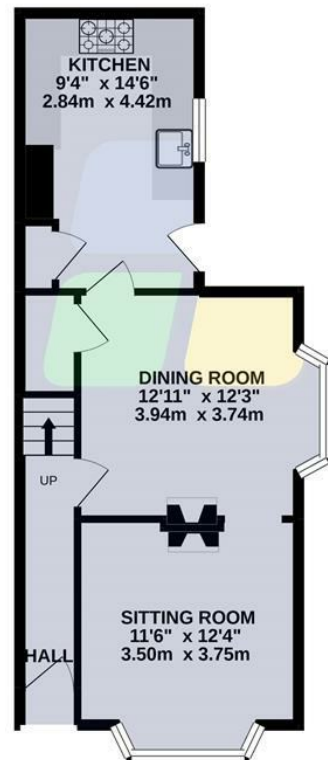


UNDER OFFER

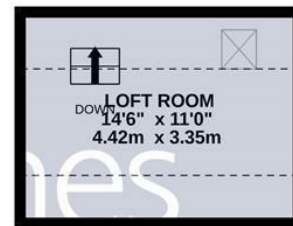
GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

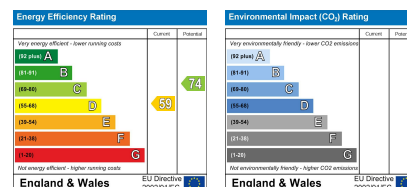


2ND FLOOR
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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45 Franklynn Road, Haywards Heath, West Sussex, RH16 4DQ

Guide Price £400,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES
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45 Franklynn Road, Haywards Heath, West Sussex, RH16 4DQ

What we like...

- * Charming and detached Victorian home with oodles of kerb-appeal.
- * Two reception rooms with double sided log burner, great for a winter's evening.
- * Numerous recent upgrades including new roof, windows, boiler and kitchen/bathroom.
- * Useful loft room that could be converted, if required.
- * Garage and driveway parking.

GUIDE PRICE £400,000 - £425,000

The House...

This 'chocolate box' Victorian home will certainly appeal to lovers of period property with the huge added benefit of being detached and a most convenient location within easy walk of the town centre, Princess Royal Hospital and reputable local schools.

The current vendors bought the house a decade ago and have undertaken numerous improvements including a new roof (4 years ago), new boiler (gas central heating), replacing all the windows with double/triple glazed sashes (6 years ago), replacing the kitchen and bathroom and semi-converting the loft space. This means a buyer can move in with the peace of mind that 'the bones' of the house have all been upgraded in recent years.

The ground floor boasts the traditional two reception rooms and a spacious modern kitchen at the rear. The central chimney has beautiful, exposed brickwork and a double-sided log burner provides cosy warmth in both rooms – perfect for a chilly winter's evening. Each reception room has an attractive bay window to add to the period charm of the house. The kitchen itself enjoys beautiful shaker style wooden units, integrated oven, grill, gas hob, fridge/freezer, nearly new dishwasher and Belfast sink. There is a breakfast bar and door providing access to the garden.

Stairs rise to the traditional split-level first floor landing. The master bedroom extends across the entire front of the house (with triple glazed windows), whilst the second bedroom is also a double. Bedroom three is a single, but could easily be used as a study, if required and has a beautiful cast iron fireplace. Each bedroom is served by the compact yet contemporary family bathroom with overhead power shower.

A wooden loft ladder leads up to the incredibly useful loft room, which is fully boarded & insulated with a 'velux' window and our client uses this as a hobby room/'man cave'.



Step Outside...

The pretty garden predominantly runs to the side the house (just under 50ft max) and is enclosed by brick wall and fencing, providing maximum privacy. The paved terrace provides a lovely spot for 'al-fresco' dining and there is a sizeable, detached garage, with new roof and power. There are double gates that provide vehicular access to the off-road parking and garage, if necessary. There is also a pretty front garden, enclosed by hedging.

Scope/Potential...

In our opinion, there is scope to fully convert the loft space, if required. Adding a dormer to the rear would create additional head-height and space, without detracting from the kerb-appeal of the front elevation. The staircase would likely return over the existing stairs. Any work would be subject to planning permission.

The Location...

Franklynn Road is an established residential road, conveniently located within a short walk of Haywards Heath town centre with its extensive range of shops, cafés, bars and restaurants. Haywards Heath's mainline train station is approximately 1.3 miles distant and provides fast, regular services to London (Victoria/London Bridge), Brighton and Gatwick International Airport. By car, these surrounding areas can be easily accessed via the both the A23(M) to the west and A272 to the east. The property falls in a prime location for the reputable St. Wilfrid's primary school, which is at the end of Eastern Road. St. Joseph's R C primary school and Oathall Community College are also nearby. Central Sussex College Haywards Heath is approximately 1.5 miles distant.

Information

Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Services: Mains gas, drainage, electricity & water (not tested)

