



**48 Franklynn Road**  
Haywards Heath, RH16 4PH

 **Mark Revall & Co**



## 48 Franklynn Road Haywards Heath, RH16 4PH

### Offers In Excess of £365,000 Freehold

A charming 2 bedroom characterful house, ideally situated in a convenient central location. This delightful home has been tastefully refurbished while retaining much of its original charm and character throughout. The property offers well balanced accommodation comprising a welcoming entrance porch, a cosy sitting room with fireplace recess and window to front. The kitchen/breakfast room is comprehensively fitted with wooden worktops, a range of matching wall and base units together with space for fold down table and ample appliance space. The Inner hallway leads to a ground floor shower room with modern suite including corner shower. Upstairs, the landing leads to two double sized bedrooms, one of which has a refitted family en suite bathroom. The principal bedroom to the front also benefits from having built-in wardrobe cupboards. Further benefits include gas central heating, double glazed windows throughout, and clean and neutral deco throughout. Outside, to the front there is a private shingle and paved driveway providing off road parking for one vehicle. The rear garden is a pretty, well stocked enclosed garden with plant borders and beds, central area of lawn and leads to a timber home office/hobbies room. Outside utility/store with plumbing for washing machine Vendor suited. This is a wonderful opportunity to acquire a period home full of charm, in a desirable and well-connected location.

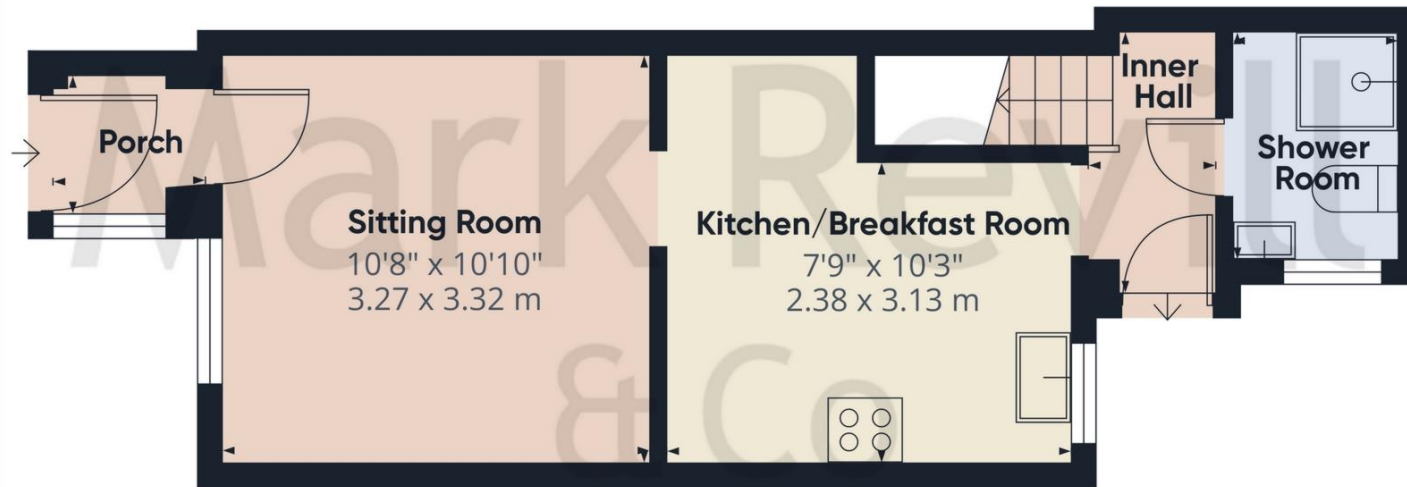
This delightful home enjoys a prime central location within easy walking distance of Haywards Heath town centre, which offers an excellent range of shops, cafés, and restaurants. Haywards Heath's mainline railway station is close by, providing fast and frequent services to London (Victoria/London Bridge in approximately 42-45 minutes), making it ideal for commuters. The A23 is just five miles to the west, giving swift access to Gatwick Airport (15 miles), Brighton and the national motorway network. The area is well served by highly regarded schools, scenic parks and leisure facilities, including a modern gym complex and a Waitrose and Sainsbury's superstore.



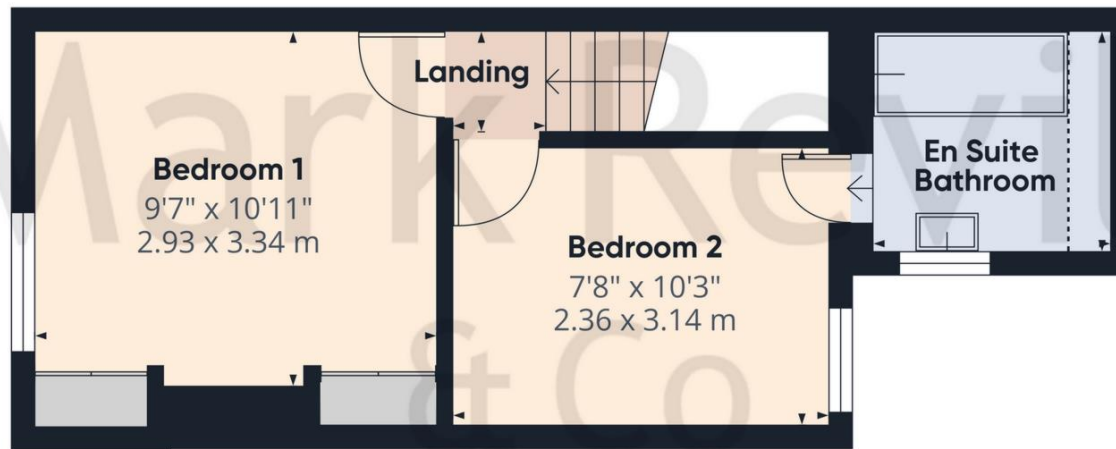








Ground Floor



Floor 1



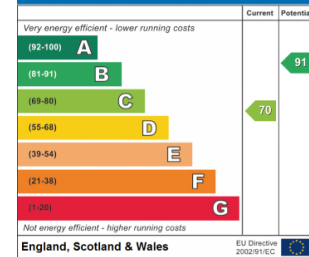
**Approximate total area<sup>(1)</sup>**

537 ft<sup>2</sup>  
50 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

**Energy Efficiency Rating**



(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

Haywardsheath@markrevill.com

**Mark Revill & Co**