



21 Penland Road  
Haywards Heath, RH16 1PP

■ ■ ■ Mark Reville & Co



## 21 Penland Road Haywards Heath, RH16 1PP

### Price Guide £750,000 Freehold

This substantial detached family home is ideally situated in a highly sought after location and offers generous, versatile accommodation arranged over three floors. The ground floor is centred around a large sitting room featuring a characterful log burner, creating a warm and welcoming space. The kitchen opens into an extended dining area, flooded with natural light from large sliding windows and Velux rooflights, making it ideal for both everyday family life and entertaining. A further living room provides excellent flexibility and would serve perfectly as a playroom or secondary reception room. Completing the ground floor is a practical utility room with a stable door leading outside, along with a shower room. To the first floor are three well proportioned bedrooms served by a family bathroom. The second floor offers two additional bedrooms, one of which would make an ideal home office or study, along with a WC and extensive eaves storage. Externally, the delightful rear garden enjoys an open outlook over adjoining woodland and school playing fields. The garden incorporates a paved terrace leading to a lower lawn area and includes 2 sheds and a greenhouse. To the front of the property is a long block paved driveway providing ample off road parking, complemented by attractive tiered flower beds.

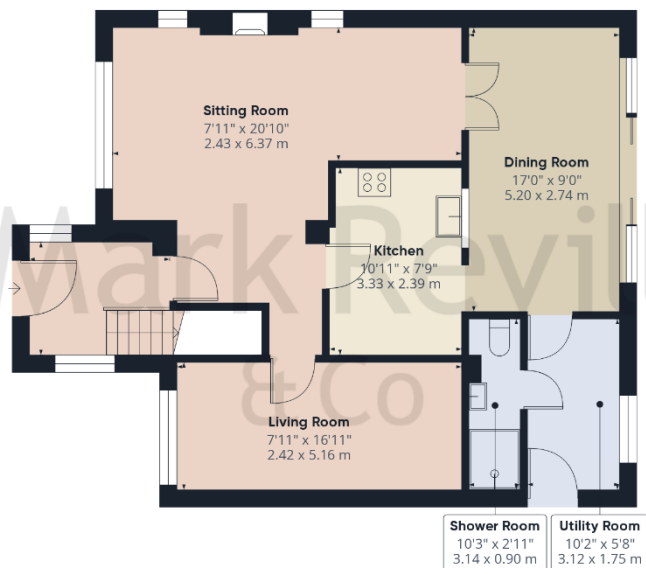
Situated in this much favoured established location just a short walk to the highly regarded Harlands Primary School, Haywards Heath Sixth Form College and to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve and Pages Meadow is close by offering a natural venue for walking as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just over 12 miles to the north, the cosmopolitan city of Brighton and the coast are 15.5 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside pursuits.



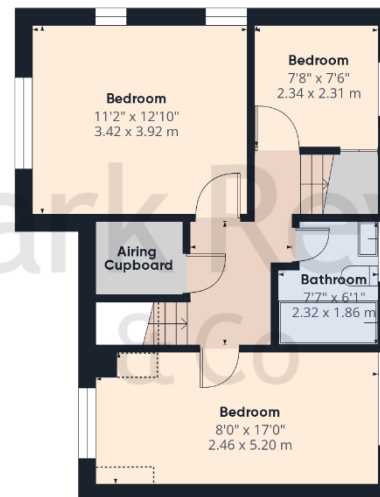




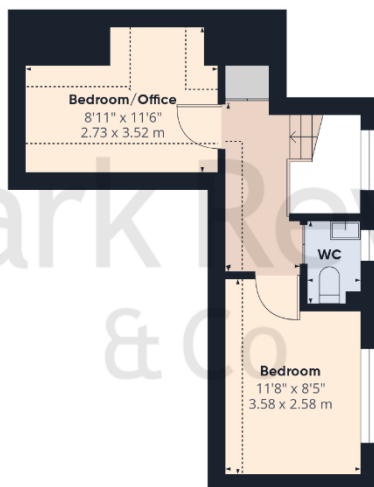




Ground Floor



Floor 1



Floor 2



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

1544 ft<sup>2</sup>

143.4 m<sup>2</sup>

Reduced headroom

61 ft<sup>2</sup>

5.7 m<sup>2</sup>

(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.

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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.

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