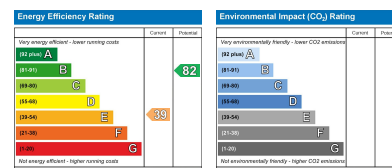
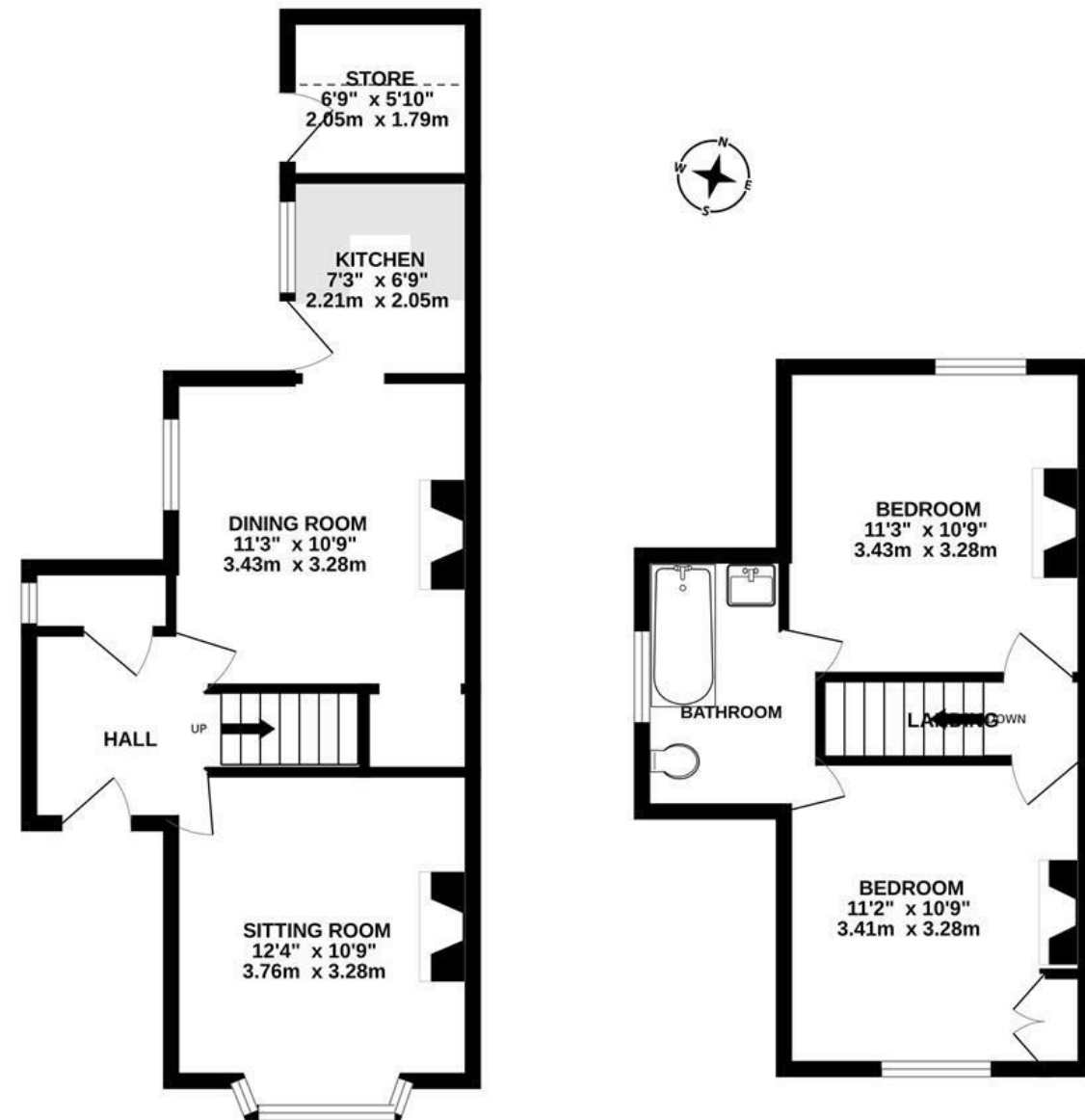


GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



63 Queens Road, Haywards Heath, West Sussex, RH16 1EG

Guide Price £350,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.





63 Queens Road, Haywards Heath, West Sussex, RH16 1EG

Guide Price £350,000 - £375,000

What we like...

- \* Period property in a prime location for the station - great for commuters.
- \* Renovation project that offers immense scope for extension, STPP
- \* Good size, level garden with side access.
- \* No chain means a swift move is possible

**Guide Price £350,000 - £375,000**

**The Home...**

If you're looking for a period property to renovate and extend then look no further than this exciting opportunity on Queens Road, Haywards Heath.

This Victorian semi-detached home has been tenanted for many years and now requires complete renovation but offers a huge amount of scope with plenty of space to extend to the rear, side and/or into the loft space. Many neighbouring homes have undertaken significant extensions so whilst any work is subject to necessary consents, there appears to have been a precedent set.

As it stands, the accommodation is a typical "two-up, two-down". The sitting room is classic with a bay window and a fireplace that provides a natural focal point. The dining room leads through to the kitchen, which in turn opens out to the garden. There are two storage cupboards (one under stairs and one in the hall).

On the first floor you have two double bedrooms (one front, one back) and a "Jack and Jill" family bathroom.

The house is offered for sale with no onward chain, meaning a swift move is possible.

**Step Outside...**

Outside, the house enjoys a really good size, level garden that extends to 67'x22'. There is an outside store/garden's WC too. The garden is fully enclosed, with gated side access that leads to the front where you'll find driveway parking.



**The Location...**

Queens Road is an established residential road of mainly Victorian/Edwardian/1930s homes and enjoys a most convenient location for Haywards Heaths mainline station, which provides fast and regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. Additionally, Waitrose Superstore is within easy walking distance with a café and wine bar. There are a variety of other local amenities within close proximity including a convenience store while Sainsburys Superstore and the Dolphin Leisure Centre are also within walking distance. By road, surrounding areas can be easily accessed via the A272 and A23(M) with the latter lying approximately five miles west at Bolney/Warninglid.

The property falls into the catchment area for the highly regarded Blackthorns Primary School in Lindfield and for secondary education children usually attend Oathall Community College. There are also a number of private schools within the local area including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls.

**The Finer Details...**

Tenure: Freehold

Title Number: WSX156342

Local Authority: Mid Sussex District Council

Council Tax Band: C

Services: Mains drainage, mains water & electricity

Available Broadband Speed: Ultrafast (up to 8000 mbps download)

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

