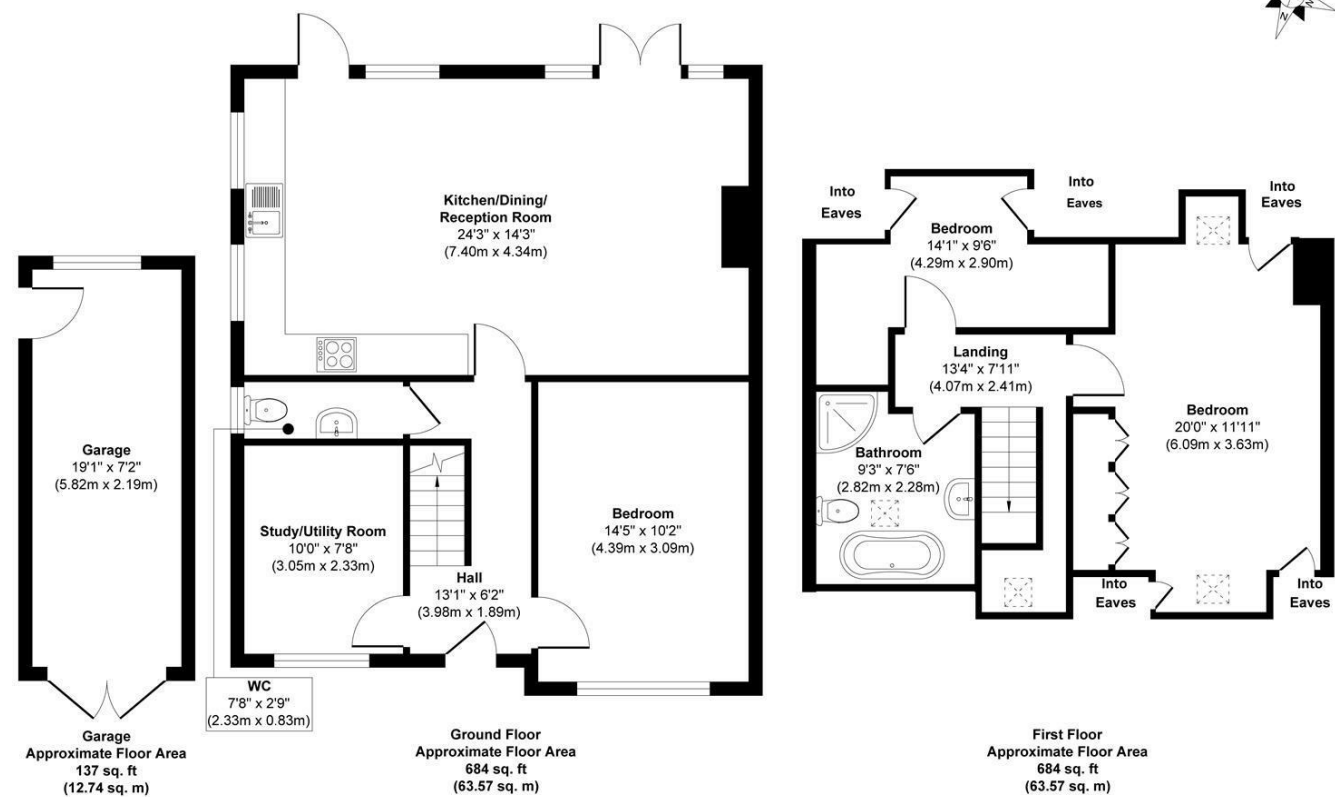
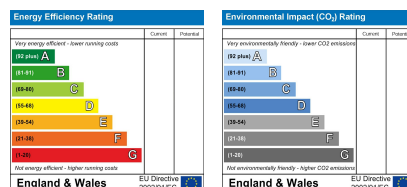




Approx. Gross Internal Floor Area 1300 sq. ft / 120.84 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



32 Farlington Avenue, Haywards Heath, RH16 3EY

Guide Price £525,000 - £550,000 Freehold

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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.

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32 Farlington Avenue, Haywards Heath, RH16 3EY

What we love...

- Prime Haywards Heath location – Situated on sought-after Farlington Avenue, just a short walk from Haywards Heath station, town centre, and local schools, perfect for commuters and families alike.
- Stylish full renovation – Transformed from a 1950s bungalow into a contemporary three/four-bedroom semi-detached home finished to an exceptional standard throughout.
- Impressive open-plan living – Spacious kitchen/dining/living area with dual doors to the garden, premium stone worktops, integrated appliances, and a seamless indoor–outdoor flow.
- Flexible layout – Includes a ground-floor double bedroom, cloakroom, and utility/study (with option for fourth bedroom), plus two further bedrooms and a high-spec family bathroom upstairs.
- Beautifully landscaped south-facing garden – Featuring a raised composite deck, generous lawn, mature borders, and multiple seating areas ideal for alfresco dining and family relaxation.

Guide Price £525,000 - £550,000
A beautifully renovated semi-detached home...

Perfectly positioned on Farlington Avenue, this spacious three/four-bedroom semi-detached home offers the ideal balance of accommodation and convenience. The property sits within easy walking distance of Haywards Heath mainline station, providing fast and frequent services to London, Brighton, and Gatwick, while the town centre with its wide range of shops, cafés, and restaurants is also close by. Picturesque Lindfield village can be reached with a pleasant walk through the Nature Reserve, offering a scenic route ideal for leisurely strolls. Local schools, parks, and amenities are all within easy reach, making this an exceptional location for both families and commuters alike.

Transformed from a traditional 1950s bungalow into a sleek, contemporary residence, this home has undergone a complete and thoughtful renovation by the current owners. It now presents a true turnkey home, ready for its next owners to simply move in and enjoy.

The open-plan kitchen, dining and living area forms the heart of the home – a stunning, light-filled space designed for modern living and entertaining. Dual sets of glazed doors open onto the landscaped garden, creating a seamless ‘inside–outside’ flow. There is ample room for both dining and relaxation zones, while the high-specification kitchen features stylish contrasting cabinetry, stone worktops and a full range of integrated appliances.

The remaining ground floor accommodation is arranged around a central hallway and includes a large double bedroom, a cloakroom, and a versatile utility room/study, which could easily be converted back into a fourth bedroom if desired.

Upstairs, the principal bedroom is a generous retreat with a dual aspect, bespoke fitted wardrobes, and plenty of natural light. There is also a good-sized single bedroom and a luxurious family bathroom fitted to a high standard.

Moving Outside...
The rear garden has been beautifully landscaped by the current owners and enjoys a southerly aspect, capturing the sun throughout the day. A raised composite deck provides the perfect spot for morning coffee or alfresco dining, with steps leading down to a generous seating area and an expanse of lawn bordered by mature planting. The well-stocked beds and borders create a sense of privacy, the ideal setting for family life or summer entertaining. While the front of the property provides off road parking for multiple vehicles and access to a detached garage.

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The Location...
Farlington Avenue is a quiet and desirable residential close, conveniently situated just 1 mile from Haywards Heath town centre. The town offers an extensive range of cafés, bars, restaurants, and shops, including both well-known high street names and independent boutiques, providing everything needed for day-to-day living and leisure.

Haywards Heath’s mainline railway station is under a mile away, making it easily accessible on foot or by a short drive. The station provides fast and frequent train services to London Victoria and London Bridge (in approximately 45 minutes), as well as direct connections to Brighton and Gatwick International Airport, making it ideal for commuters and frequent travellers alike.

The town is well-connected by road too, with the A272 and A23(M) providing easy access to surrounding areas, including Brighton and the South Coast, Crawley, and the M25. The A23 lies just 6 miles to the west at Warninglid, offering convenient north–south routes across Sussex and beyond.

Farlington Avenue also benefits from being close to the picturesque and sought-after village of Lindfield, located just over a mile to the north. Lindfield is renowned for its quintessential English charm, with a beautiful village pond, tree-lined High Street, and a range of independent shops, cafés, traditional pubs, and local amenities. The High Street is a popular destination for leisurely strolls, coffee catch-ups, and community events throughout the year.

For families, the property is ideally positioned within the catchment area for Oathall Community College, a well-regarded secondary school, and there are several excellent local primary schools nearby, making this a superb location for households of all ages.

In summary, Farlington Avenue offers a peaceful residential setting within easy reach of the vibrant facilities of Haywards Heath, excellent transport links, and the charming village atmosphere of Lindfield.

The Finer Details...
Tenure: Freehold
Title Number: TBC
Local Authority: Mid Sussex District Council
Council Tax Band: D
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Ultrafast (up to 1000 mbps download)

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

