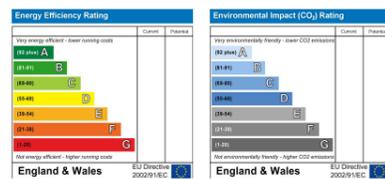
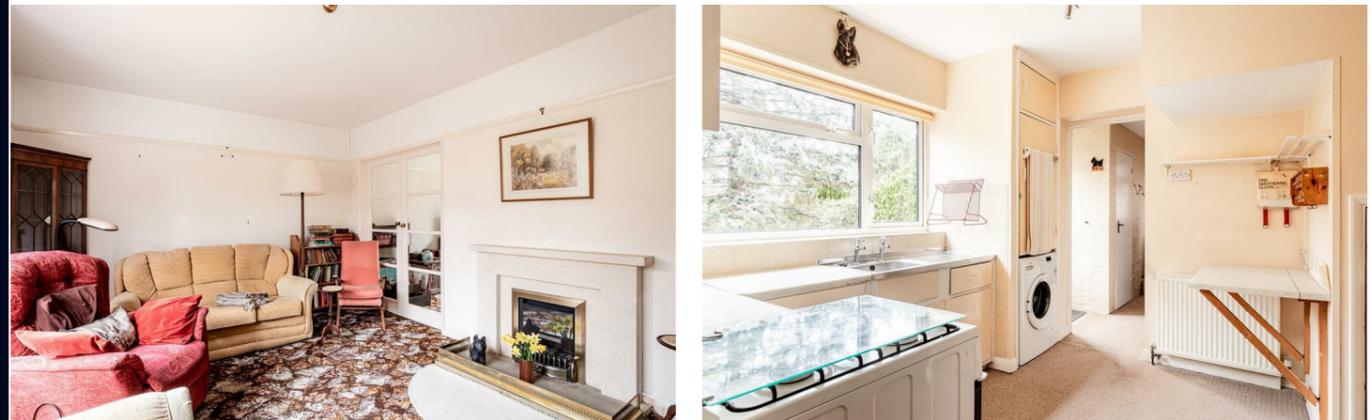


**Approx. Gross Internal Floor Area 1204 sq. ft / 111.97 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



  
**BRITISH PROPERTY AWARDS**  
 2022  
 ★★★★★  
**GOLD WINNER**  
 PSP HOMES  
 SOUTH ENGLAND (OVERALL)



**Highlands Franklands Village, Haywards Heath, RH16 3RJ**

**Offers Over £500,000 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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## Highlands Franklands Village, Haywards Heath, RH16 3RJ

What we love...

Built in the 1930s by Harold G Turner and owned by the same family since 1962

Three bedroom detached home in sought after Franklands Village offered with no forward chain

Significant potential to extend and reconfigure, with neighbouring properties having extended above the garage STPP

Generous frontage with off road parking for two to three vehicles

Mature 95 foot east facing rear garden with large patio and established planting

A Much Loved 1950s Franklands Village Home with No Forward Chain...

Situated within the established and highly regarded Franklands Village, an attractive residential enclave developed in the early 20th century, this charming three bedroom detached home forms part of a thoughtfully planned 1950s neighbourhood known for its generous plots, mature tree lined setting and enduring architectural character. Designed and built by the well regarded Harold G Turner, the property has remained in the same family ownership since 1962, an extraordinary 64 years, and is now offered for sale with no onward chain.

Offered with no forward chain, this is a rare opportunity to acquire a solid, well built detached home with exceptional scope for enlargement and modernisation, subject to the usual planning consents.

The accommodation extends to approximately 1,200 sq ft and comprises a welcoming entrance hall, a generous living room with electric fire and chimney breast offering potential for installation of a log burner, and a spacious kitchen dining room overlooking the garden. The boiler is positioned within the utility room adjacent to the internal garage door and has been serviced annually.

Upstairs are three well proportioned bedrooms, served by a shower room updated approximately 15 years ago and a separate WC. A water tank is located within the airing cupboard on the landing. The loft is insulated and fitted with a light and ladder, although not boarded. There is currently no central heating to the first floor. Double glazing was installed approximately 20 years ago.

Importantly, neighbouring homes of a similar design have extended above the garage to create an additional bedroom and expanded the ground floor accommodation, clearly demonstrating the exciting potential this property offers.

### Moving Outside...

Externally, the house enjoys a particularly generous frontage with off road parking for two to three vehicles. Mature oak trees to the front are subject to Tree Preservation Orders, enhancing the established feel of the setting.



The rear garden extends to approximately 95 feet and enjoys an easterly aspect. A large patio area provides excellent space for outdoor dining and entertaining, beyond which lies a substantial lawn framed by mature planting and established boundaries, with recently replaced fencing. The garden retains a wonderful sense of privacy and depth, with specimen planting including a Camellia and a Silver Spruce tree planted to mark a special family milestone. Side access is available to one side of the property.

A deeply cherished family home for over six decades, now ready for its next chapter.

### The Specifics

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast Fibre

Services: Mains electric, gas, water and waste - none tested.

We believe this information is correct but cannot guarantee its accuracy and recommend intending buyers check personally before exchange of contracts.

### The Location...

Franklands Village itself has Mulberrys convenience store, handy for those everyday essentials. Other nearby amenities include Tesco Express, Doctor's Surgery and Pharmacy on Northlands Avenue - around a ten minute walk. The Princess Royal Hospital is also within easy walking distance. Haywards Heath's town centre is under a mile distant, on foot via footpath opposite Woodside that cuts through to Eastern Road, and offers extensive facilities including The Orchards Shopping Centre, Marks & Spencer's, Cafe Nero and Flinders Coffee. The town's social centre is The Broadway, which lies 1.2 miles distant and boasts an array of restaurants, bars and pubs including Cote Brasserie, Rouge, WOLFOX (great for a brunch), Pascals Brasserie, Roccas Italian, La Campana Tapas, Pizza Express, Orange Square, Zizzi and Lockhart Tavern Gastropub.

Haywards Heath mainline station provides fast, regular commuter services to London (Victoria/London Bridge in 47mins), London Gatwick International Airport (12 mins) and Brighton (18 mins). By car, surrounding areas can be accessed via the A272 and the A23(M), with the latter lying 6 miles west at Warninglid.

