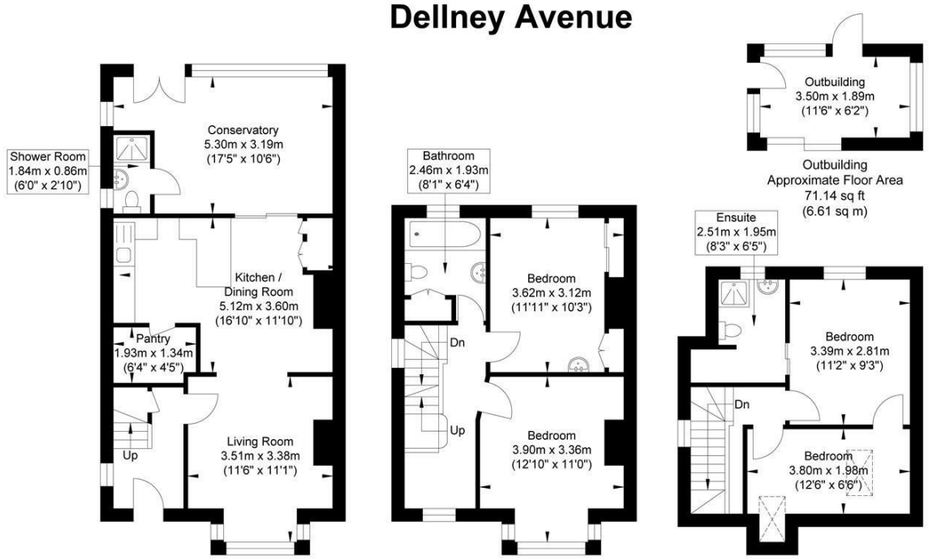
Dellney Avenue



Outbuilding
Approximate Floor Area
71.14 sq ft
(6.61 sq m)

Ground Floor
Approximate Floor Area
569.30 sq ft
(52.89 sq m)

First Floor
Approximate Floor Area
388.04 sq ft
(36.05 sq m)

Second Floor
Approximate Floor Area
294.28 sq ft
(27.34 sq m)

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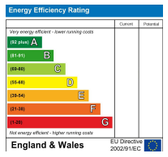
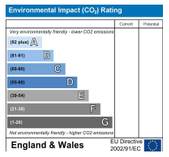
Approximate Gross Internal Area (Excluding Outbuilding) = 116.28 sq m / 1251.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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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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5 THINGS WE LOVE...

100ft+ rear garden – a fantastic amount of outside space with plenty of potential.

Three floors of accommodation – generous and versatile living space.

Excellent renovation opportunity – scope to modernise and create a home tailored to you.

Flexible layout – three bedrooms plus additional study space, with further potential to reconfigure.

Great Haywards Heath position – convenient for the town, station, schools and surrounding countryside.

A substantial four-bedroom home with an additional study, generous west-facing garden and excellent scope for renovation and reconfiguration, occupying approximately 1,252 sq ft across three floors. Dellney Avenue presents an exciting opportunity for a buyer looking for a substantial family home that requires a comprehensive programme of modernisation, but offers an excellent footprint from which to create something truly special.

The Home...

From the front door, the accommodation immediately demonstrates the scale and potential of the property. The sitting room is positioned towards the front of the house, while to the rear is a sizeable kitchen/dining room leading into the existing conservatory. For many buyers, this could become the starting point for the most significant transformation. Subject to the necessary consents, there is potential to remove or replace the existing conservatory and rethink the rear of the property to create a much larger kitchen, dining and family room, with a stronger connection to the garden.

There is also access from the dining area to a lower-ground/basement area, currently offering useful storage. Depending on its condition, head height and the necessary works, this space could potentially be enhanced or reconfigured to provide a more versatile area, perhaps as a hobby room, workshop or additional storage.

The first floor provides two generous double bedrooms, alongside a further area currently used as a study. This room was previously configured as a bedroom and has subsequently been altered to accommodate the staircase rising to the second floor. For a buyer undertaking a comprehensive renovation, there may be scope to reinstate a separate room, creating a dedicated study, nursery or occasional bedroom, subject to the preferred layout.

There is also a family bathroom on this floor.

The second floor provides two further bedrooms, one of which benefits from an ensuite shower room. This gives the property four bedrooms in total, together with the additional study and useful ancillary accommodation.

The upper floor also presents an interesting opportunity for a future owner. Rather than retaining the current arrangement as two separate bedrooms, a buyer may wish to explore whether the space could be reconfigured to create a more generous principal bedroom suite, potentially incorporating dressing space and improved ensuite facilities, subject to the necessary planning and building regulations.

The Outside...

One of the property's greatest attractions is undoubtedly the large rear garden, extending to in excess of 100 feet. The garden is currently in need of some attention, with areas of established planting, mature trees, outbuildings and a variety of existing garden structures. However, its size and orientation provide an excellent canvas for someone with the vision to transform it.

There is ample scope to create a much more considered garden, perhaps incorporating a generous lawn, landscaped borders, entertaining terrace and areas for outdoor dining. The westerly aspect should make the garden particularly enjoyable during the afternoon and evening.

To the front of the property there is off-road parking, while gated side access provides a valuable route through to the rear garden, particularly useful for future landscaping and renovation works.

The Location...

Dellney Avenue is well positioned for those looking to enjoy the facilities of Haywards Heath, whilst retaining easy access to the surrounding Sussex countryside. Local shopping facilities and independent coffee shops can be found along South Road, whilst a wider selection of bars, restaurants and everyday amenities can be found around The Broadway and the town centre. Families will also appreciate the choice of local schooling, including Warden Park Primary Academy and Oathall Community College, both rated Good in their latest Ofsted reports according to the information provided.

For commuters, Haywards Heath mainline station is approximately 1.2 miles away, providing regular services towards London Victoria and London Bridge, with journey times from around 47 minutes. Brighton is also readily accessible to the south, while the town itself has benefited from significant investment around the station and town centre, providing an increasingly broad range of shops, restaurants and everyday amenities.

Beyond the town, the Sussex countryside is never far away. Wakehurst Place and Nymans Gardens provide wonderful opportunities to explore the surrounding landscape, while Sheffield Park is also within easy reach. The pretty villages of Lindfield, Cuckfield, Ardingly and Wivelsfield Green are all nearby, offering a further choice of village pubs, walks and local amenities. For those travelling further afield, the A/M23 provides convenient access towards Crawley, London Gatwick and London, while Brighton and the Sussex coast are approximately 15 miles to the south.