



A substantial detached 1930s family house

Franklynn Road, Haywards Heath, West Sussex RH16

Freehold



Entrance hall • Sitting room • Family room • Study
 • Kitchen/dining room • Utility room • Pantry • Cloakroom • 6
 bedrooms (1 en suite) • Family bathroom • Garaging with
 workshop and office • Garden • EPC rating E

Local Information

Morley House is situated to the south east of Haywards Heath town centre, conveniently positioned for the hospital and approximately one mile from the mainline station.

Haywards Heath mainline rail station offers regular services to London Bridge/Victoria, journey time from 42 minutes.

There are many highly regarded state and private schools in the local area.

About this property

Morley House is a substantial 1930s detached family house. It offers an impressive footprint, extending to over 2800 sq ft, and being arranged over three floors. The property has been in the same hands for over 20 years and whilst it does require some updating, it has clearly been a much loved family home and offers an excellent opportunity for its next owners.

The well-proportioned rooms have high ceilings, original iron framed windows and a number of delightful features including picture rails, servants' bells and a working fireplace in the sitting room.

There is separate family room, a study and a spacious kitchen/dining room with original cupboards, pantry and French doors that fold back to open up fully to the terrace. On the first floor are five bedrooms (four with basins); one has access to a

balcony which offers the possibility of conversion and extension, subject to the necessary consents. These bedrooms are served by a family bathroom with a roll top bath and separate shower cubicle.

On the second floor is an en suite bedroom, and access to plenty of eaves storage.

Morley House is approached from Franklynn Road via a gravelled carriage drive, and set behind laurel hedging. The wisteria clad front elevation has a generous open porch with wood storage; there is a useful outbuilding with power and water connected, comprising ground floor garaging/storage, workshop and first floor office.

The enclosed rear garden is mainly laid to lawn, with mature trees, and an elevated terrace spanning the rear elevation of the house and providing a good sized space for table and chairs.

Agent's Note

A portion of the drive is owned by the neighbouring property, please refer to the agent for details.

Services

All mains services. Gas fired central heating.

Energy Performance

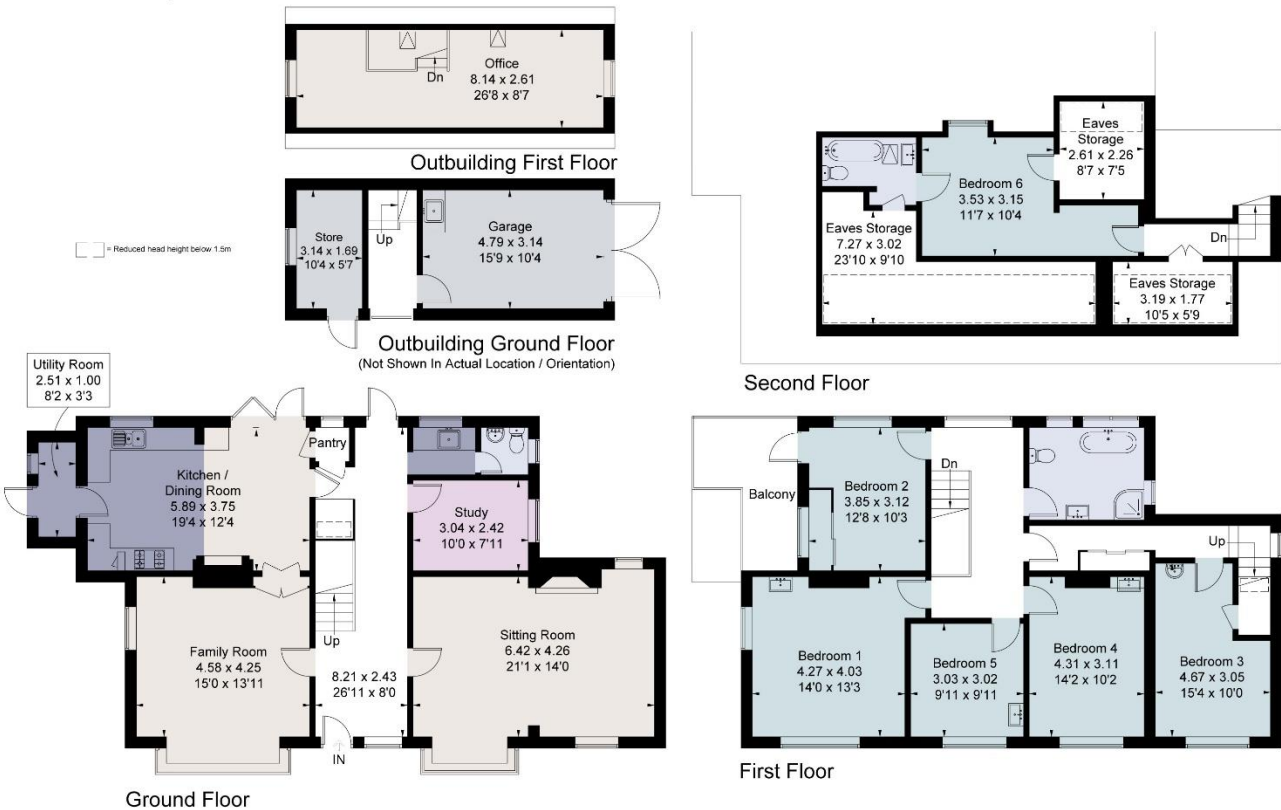
EPC rating E

Viewing: All viewings are strictly by prior arrangement through Savills Haywards Heath.





Approximate Area = 263.4 sq m / 2835 sq ft (Including Eaves Storage)
Including Limited Use Area (17.5 sq m / 188 sq ft)
Outbuilding = 46.8 sq m / 503 sq ft
Total = 310.2 sq m / 3338 sq ft For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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