



30 Hoblands, Haywards Heath, West Sussex RH16 3SA

GUIDE PRICE ... £315,000 ... FREEHOLD



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McTAGGART**
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A 2 double bedroom terraced house with garage and 10 solar panels producing cheap electric set down a pedestrian walkway overlooking a small green in the popular Northlands Wood area on the town's south eastern side within a short walk of the hospital, local shops and excellent local primary school.

- Well cared for home in quiet setting
- Level 43' x 13' fully enclosed rear garden
- Single garage located in a close by block
- 10 x LG300 watt Solar panels producing 3 kilowatts providing the majority of electricity & hot water - system installed in 2014 - the owner only pays around £40 per month for all electricity (no gas at property)
- Recently replaced soffits, fascias & gutters
- UPVC double glazed windows and doors
- Modern kitchen refitted in 2014
- Easy walk to Tesco Express, pharmacy, medical surgery and hospital
- On a bus route to town centre and station
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: C



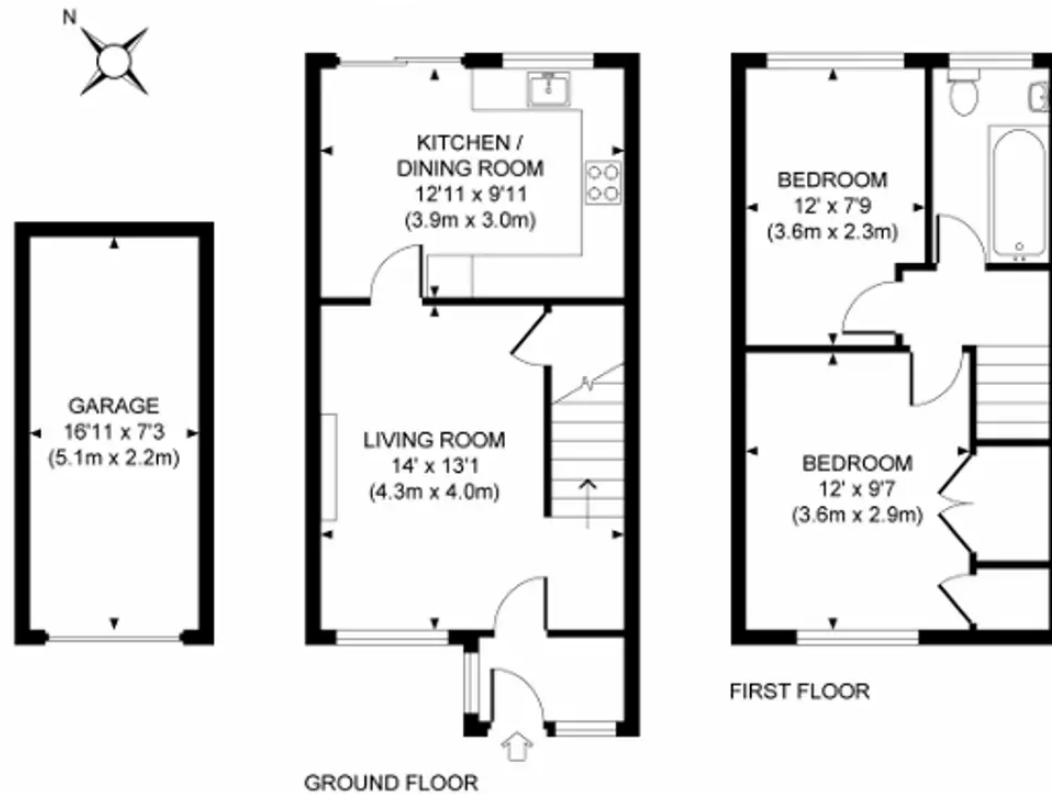
The property is situated in the middle part of Hoblands. On foot, the property is ideally placed within 450 yards of the Princess Royal Hospital. Other nearby facilities include local stores in Franklands village and a Tesco Express on Larch Way. There is also a pharmacy, medical centre and the popular Northlands Wood Primary School. The town centre is within 1 mile on foot where there is an extensive range of shops, stores, restaurants, cafes and bars. Northlands Wood Primary School is part of the Warden Park Academy group of schools and children can go onto the Warden Park Secondary Academy in neighbouring Cuckfield. However, children from this side of town also fall into the catchment area for Oathall Community college with its farm in neighbouring Lindfield. The town has a leisure centre, 6th form college, several sports clubs, parks and woodland. There are several beauty spots within a short drive including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park. The railway station is approximately 1.7 miles distant and provides fast commuter links to London Bridge/Victoria (47 mins), Brighton (20 mins) and Gatwick (15 mins). Access by road to the major surrounding areas can be gained via the new A272 town relief road and the A/M23 which lies approximately 6-7 miles to the west at Bolney.

Distances: (approximate miles on foot):

Princess Royal Hospital 400 yards, Northlands Wood Primary School 600 yards, St Wilfrid's Primary School 0.8, St Joseph's RC Primary 1, Oathall Community College 1.3, Warden Park Secondary Academy 2.5, A23 Bolney/Warninglid 6-6.5, Gatwick Airport 15, Brighton Seafront 13



Approximate Gross Internal Area
653 sq ft / 60.6 sq m
Approximate Gross Internal Area Outbuildings
122 sq ft / 11.4 sq m
Total Gross Internal Area 775 sq ft / 72.0 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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