



87 Hoblands, Haywards Heath, West Sussex RH16 3SB

GUIDE ... £300,000 - £325,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A greatly improved 2 double bedroom end of terrace house enjoying a quiet setting around a green in this popular residential area on the town's south/eastern edge close to the hospital, local shops and the highly regarded Northlands Wood Primary School.

- A considerably updated and improved home
 - New kitchen, bathroom, gas boiler & radiators, double glazed windows, decorations, re-plastered ceilings and extra insulation
 - Family size kitchen/breakfast room leading onto the garden
 - Separate living room
 - 2 generous double bedrooms
 - 41' x 17' level and fully paved rear garden
 - Garage located in a block to the south*
 - Easy walk to the Franklands Village store, Tesco Express, medical surgery and pharmacy
 - 5-10 mins walk to the Princess Royal Hospital and Northlands Wood Primary School
 - Oathall Community College catchment area
 - Close to a bus route to town and railway station
 - Easy walk into Lindfield Village
 - EPC rating: C - Council Tax Band: C
- * Garage - located in the block behind the houses to the south (opposite) and is the first garage on the left with brown door



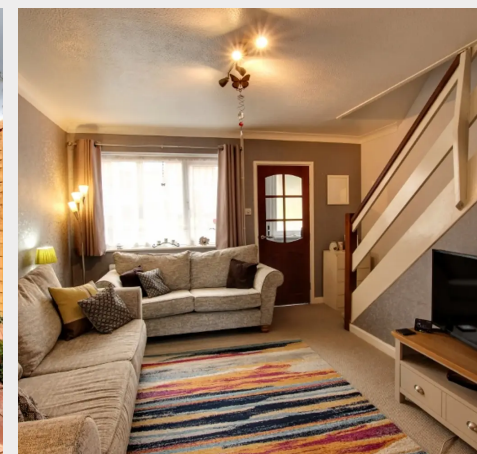
The property is set back behind a green section of Hoblands which in turn forms part of the popular Northlands Wood area on the town's south eastern outskirts. There is a Tesco Express, pharmacy and medical surgery and a pathway from the end of the green leads into Franklands Village where there is a local store. Northlands Wood Primary School is highly regarded and children from this side of town go onto Oathall Community College with its own farm in neighbouring Lindfield. The property is also ideally placed within a short walk of the Princess Royal Hospital, open countryside and the picturesque village of Lindfield. A bus service runs along Northlands Avenue linking with Lindfield, the hospital, town centre, railway station and neighbouring districts.

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 A272 town relief road and the A/M23 which lies approximately 6-7 miles to the west at Bolney.

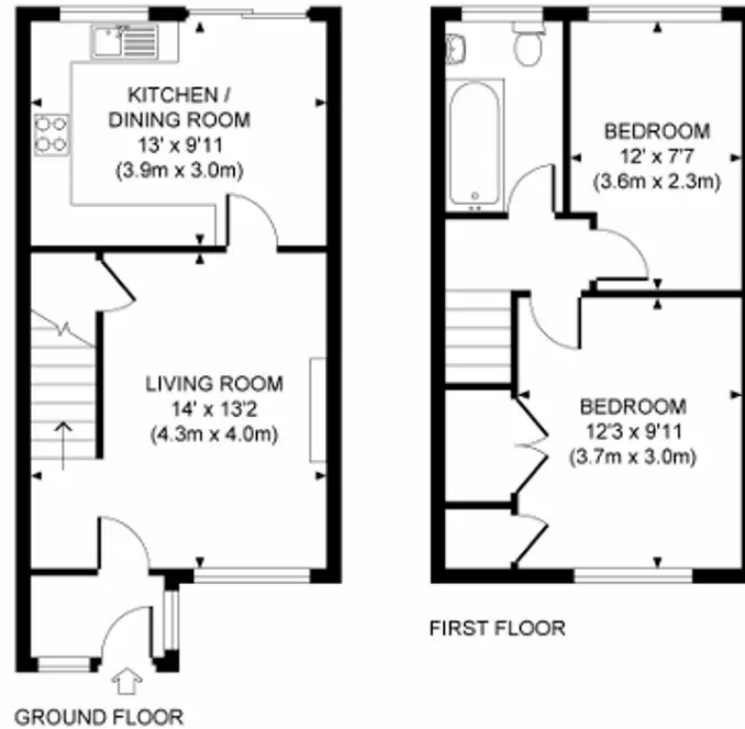
Distances:

Northlands Wood Primary School (0.3 miles) Oathall Community College (0.9 miles)





Approximate Gross Internal Area
656 sq ft / 61.0 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.

Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.