



13 Kents Road, Haywards Heath, West Sussex RH16 4HL

GUIDE PRICE ... £275,000 ... FREEHOLD



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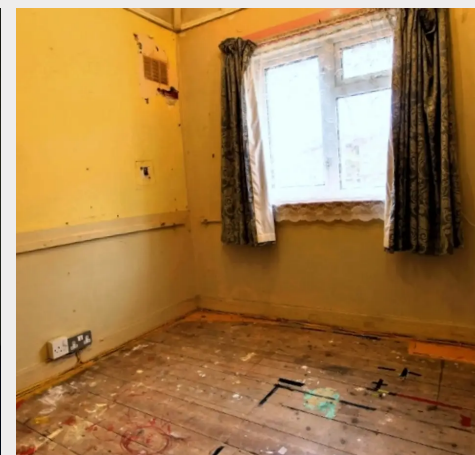
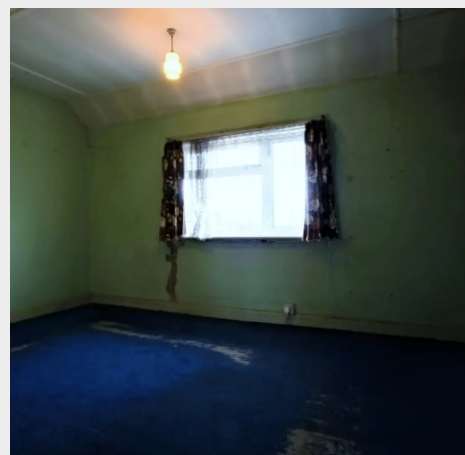
A 3 bedroom semi-detached cottage In need of complete refurbishment with small front & courtyard style rear gardens situated in this established area just to the south of the town centre.

- Cottage in need of complete refurbishment
- Great location close to town centre
- Easy walk to hospital (0.5 miles) and railway station (1.1 miles)
- Small front and rear courtyard garden
- Side entrance with downstairs bathroom
- Sitting room with fireplace
- Separate kitchen
- 3 good sized first floor bedrooms
- Should be made into a fantastic 2 bedroom house with upstairs bathroom and bigger kitchen
- For sale by the executors with no onward chain
- EPC rating: G - Council Tax Band: C



Kents Road is located off Triangle Road just to the south of the main shopping areas of South Road. The hospital can be swiftly accessed on foot via 2 alleyways at the top of Kents Road which links with Colwell Road and another links with Petlands Gardens. The town has an extensive range of shops and the Broadway has an international array of restaurants, cafes and bars. There is a leisure centre, numerous sports clubs and leisure groups and there is also a privately run 18m indoor swimming pool at Southdowns Park nearby. There are several primary schools within walking distance and children from this side of town generally fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield or Warden Park Secondary Academy in Cuckfield. The railway station provides fast commuter services to London, Gatwick Airport and Brighton. By road access to the major surrounding areas can be swiftly gained via the B2112, A272 and the A/M23 which lies about 5.5 miles to the west at Bolney. There are several beauty spots within a short drive which include both Ditchling and Chailey common nature reserves, the 180 acre Ardingly Reservoir, The Ashdown Forest and the South Downs National Park.

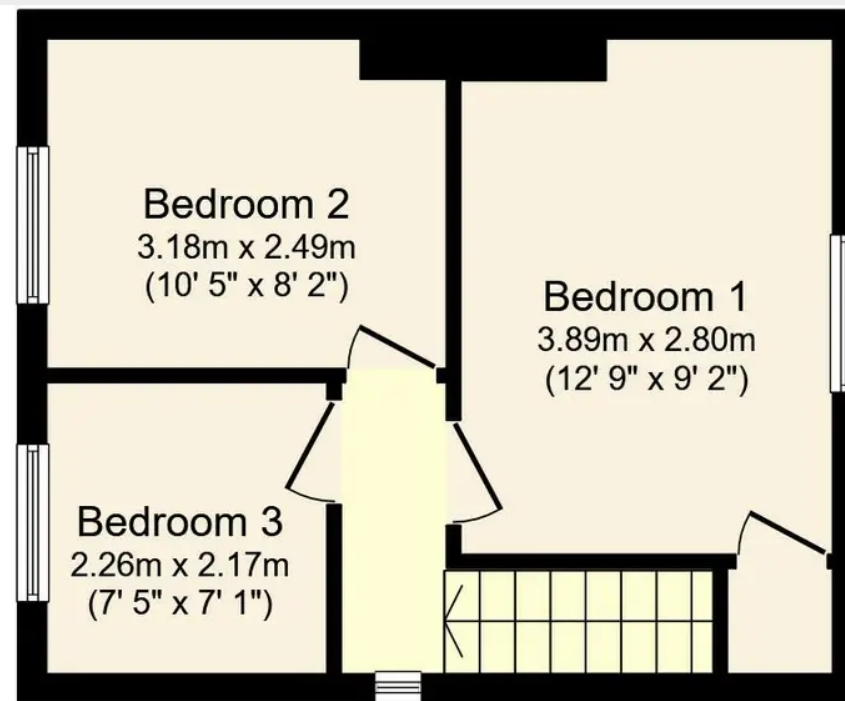
Distances in approximate miles By rail: Haywards Heath Railway station 1 mile (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins) By car: A23 at Bolney 5.5, Gatwick Airport 13, Brighton seafront 15, Central London 40 Schools: St Wilfrid's Primary 0.5, St Joseph's RC Primary 0.5, Northlands Primary 0.9, Warden Park Primary Academy 0.65, Warden Park Secondary Academy 2.2, Oathall Community College 1.2





Ground Floor

Floor area 28.4 sq.m. (306 sq.ft.) approx



First Floor

Floor area 28.4 sq.m. (306 sq.ft.) approx

Total floor area 56.8 sq.m. (611 sq.ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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