



3 Triangle Road, Haywards Heath, West Sussex RH16 4HN

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



**MANSSELL
McTAGGART**
Trusted since 1947



A pretty 2 double bedroom Victorian terraced cottage which has been the subject of various modernisations and improvements in recent years having a 65' garden and ideally placed on the southern edge of the town centre in this established road within an easy walk of the hospital, shops, schools and just 1 mile to the railway station.

- Character cottage in established road
- For sale with no onward chain
- Very easy for town centre shops and hospital
- 1 mile walk to the railway station
- Pretty 65' cottage style rear garden with shed
- Lounge with feature fireplace
- Kitchen/breakfast room
- Refitted downstairs shower room suite
- 2 double sized 1st floor bedrooms
- Walking distance of several schools
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: C



Triangle Road runs between Sussex Road and Franklynn Road on the southern side of the town centre and is made up of homes of similar styles and size. The town centre is within a 5 minute walk where there is an extensive range of shops and stores whilst the town's trendy Broadway is a little further on where there are numerous restaurants, cafes and bars. There are local shops a little closer including a Co-op store and a Sainsbury's Local. A bus service runs close by linking with the railway station and neighbouring districts. The Princess Royal Hospital is approximately 0.4 miles to the south and there are numerous primary schools within a short walk of the property. Children from this side of town generally fall into the catchment area for Oathall Community College with its own farm in neighbouring Lindfield although some go onto Warden Park Secondary Academy in Cuckfield. The railway station is approximately 1 mile distant and provides fast commuter service to London, Gatwick Airport and Brighton. By road, access to the major surrounding areas can be gained via the A2272 (new relief road) and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney.



Distances on foot in miles (approximately) Railway station (1.0) Princess Royal Hospital (0.4) Primary Schools: St Wilfrid's (0.4) St Joseph's (0.25) Warden Park Primary Academy (0.5) Secondary Schools: Oathall Community College (1.1) Warden Park Secondary Academy (1.6)





Approx. Gross Internal Floor Area 578 sq. ft / 53.72 sq. m

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

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.