



**Petlands Road
Haywards Heath, RH16 4HH**

**Asking Price Of
£465,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

**Petlands Road,
Haywards Heath, RH16 4HH**



LOCATION

The property is set in a popular residential road, within a short walk of the town centre and The Orchards shopping centre, with its good range of shopping facilities. In addition, the house is conveniently positioned, within a short distance of a number of schools, including St Wilfred's C of E, Northlands Wood & St Joseph's Catholic Primary schools. The station, with its direct service to Brighton (15 mins) and London Bridge (45 mins) is just over 1 mile from the house and is also flanked by both Waitrose & Sainsbury's supermarkets. There are also a number of restaurants and pubs, within a short walk of the house.

ACCOMMODATION

Tenure: Freehold

The property offers spacious accommodation arranged across two floors, with an additional loft room with window. The ground floor features a pleasant sitting room, with a bay window, with an additional, separate dining room. The ground floor also features a generously proportioned kitchen, with extensive work surfaces and both floor & wall mounted cupboards, that leads to a

lobby, with a cloakroom and then a separate utility room. There is also a good-sized family/dining Room, set to the rear of the house, with extensive windows and French doors to the garden. The first floor features a large main bedroom, with a bay window and two further double bedrooms and a white bathroom suite.

OUTSIDE

To the front of the house there is a enclosed area of garden, with a brick built retaining wall, that leads to the recessed entrance porch. To the rear there is an enclosed area of garden with gated side access, that has a side storage area, that also provides direct access to the kitchen. This leads to the side of the family/dining room, to a brick paved patio, with a retaining wall, with an adjacent flower bed. To the rear of the garden there is a large greenhouse and an adjacent timber workshop with power and light (16'8 x 7'10). There is also a further area, to the rear of the workshop, with a brick wall defining the boundary.





Buses

1 minute walk



Shops

Tesco Express
8 minute walk



Trains

Haywards Heath – 1.1 miles
Wivelsfield – 2.7 miles



Airport

Gatwick
14 miles



Roads

M23
10.6 miles



Sport & Leisure

St Francis Social & Sports Club
15 minute walk
The Dolphin
1.3 miles



Rental Income

£tbc



Schools

St Wilfrid's Primary
St Joseph's Primary
Oathall Community College



Broadband

Up to 500 Mbps

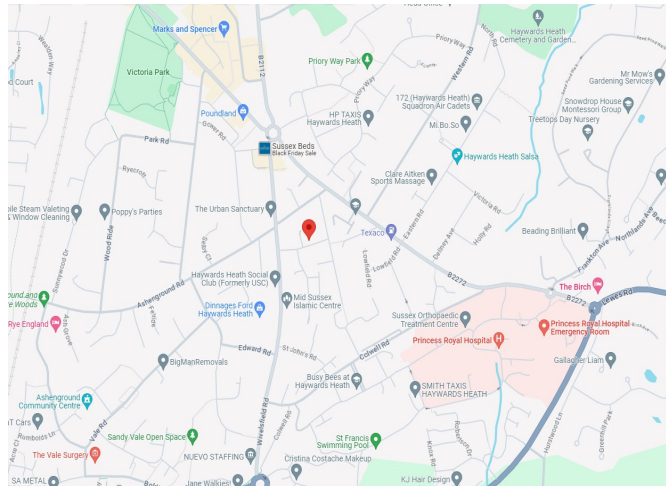


Council Tax

Band C



Map Location



Total Approximate Floor Area
1,301 sq ft / 121 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447
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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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