



20 Hoblands, Haywards Heath, West Sussex RH16 3SA

GUIDE PRICE ... £315,000 ... FREEHOLD





A 2 bedroom terraced house located in the popular Northlands Wood area close to the hospital with a south facing garden, conservatory and garage in block directly behind. The property would benefit from general updating throughout and has been priced accordingly.

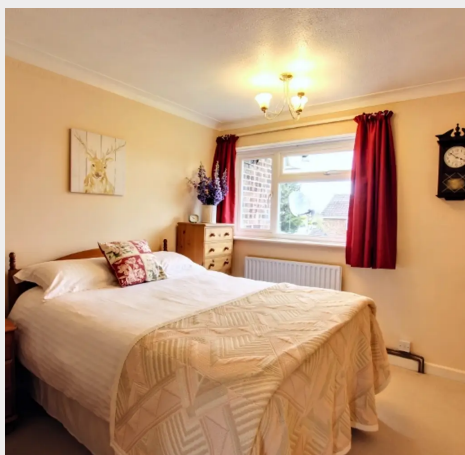
- 2 bedroom house in popular residential area
- Sunny south facing terrace garden
- Would benefit from general updating
- Modern gas heating system to radiators
- UPVC double glazed windows and doors
- Lounge and spacious kitchen/breakfast room
- Large conservatory opening onto the garden
- Within a 10 minute walk of the hospital
- Close to local shops and good primary school
- For sale with immediate vacant possession
- EPC rating: C - Council Tax Band: C

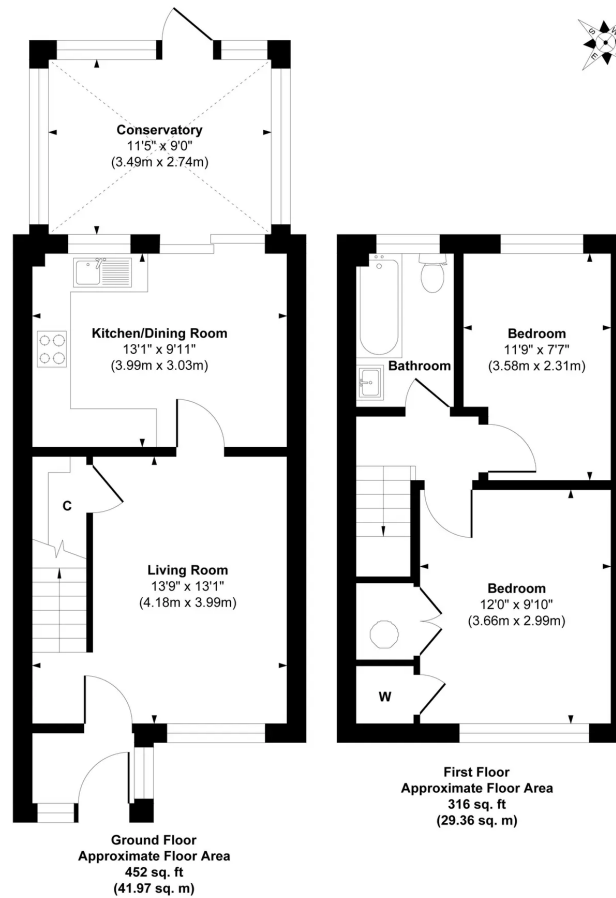


The property is towards the southern end of Hoblands, ideally placed within 400 yards of the Princess Royal Hospital. Other nearby facilities include local stores in Franklands village and a Tesco Express on Larch Way. There is also a pharmacy, medical centre and the popular Northlands Wood Primary School. 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





Approx. Gross Internal Floor Area 768 sq. ft / 71.33 sq. m

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