



131 Hoblands, Haywards Heath, West Sussex RH16 3SB

GUIDE PRICE ... £350,000-£365,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A very well presented 2 bedroom bungalow tucked away at the end of a quiet walkway away from any passing traffic and sitting on a very pretty end plot with a garage in the block behind situated in the popular Northlands Wood area with a short walk of a Tesco express, medical surgery, pharmacy and the Princess Royal Hospital.

Council Tax band: C

- Bungalow in peaceful setting away from roads
- Very well presented throughout
- Pretty 41' x 41' fully enclosed rear garden
- Garage situated in block behind
- Close to a local shop, medical surgery & pharmacy
- 10 minute walk to both Northlands Wood Primary School and the Princess Royal Hospital
- Close to a bus route to town centre and station
- Lounge, kitchen and conservatory
- 2 bedrooms & bathroom
- Gas heating to radiators – double glazing
- EPC rating: C



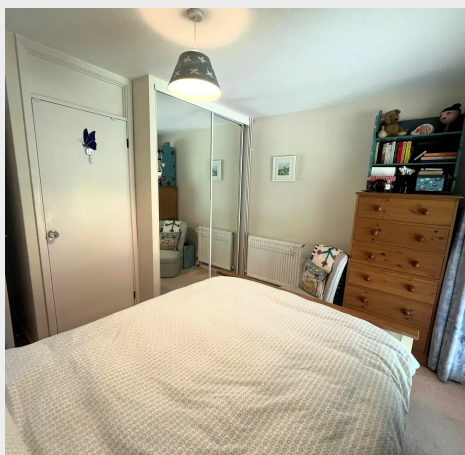
The property is situated in the middle part of Hoblands on the town's south/eastern outskirts to form part of the popular Northlands Wood area. There are local shops close by including a Tesco Express, Franklands Village store, a pharmacy, medical surgery and Northlands Wood Primary School. Children go onto Oathall Community College with its farm in Lindfield which is a lot closer. 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.

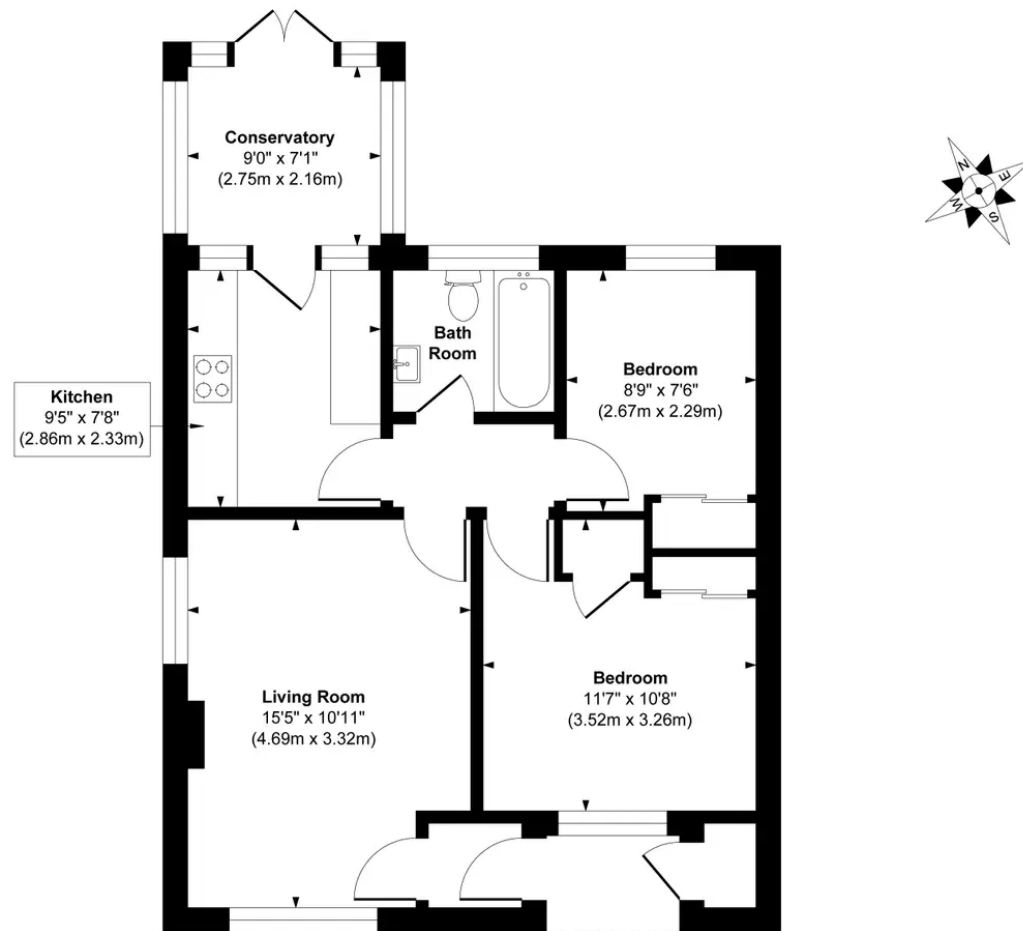
The railway station is approximately 1.7 miles distant and provides fast commuter links to London Bridge/Victoria (47 mins), Brighton (20 mins) and Gatwick (15 mins).

Access by road to the major surrounding areas can be gained via the new A272 town relief road and the A/M23 which lies approximately 6-7 miles to the west at Bolney.

Distances on foot in approximate miles

Schools: Northlands Wood Primary School (0.3)
Oathall Community College (0.9)





Approx. Gross Internal Floor Area 603 sq. ft / 56.05 sq. m

Illustration for identification purpose only, measurements 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.