



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

Guide Price £350,000

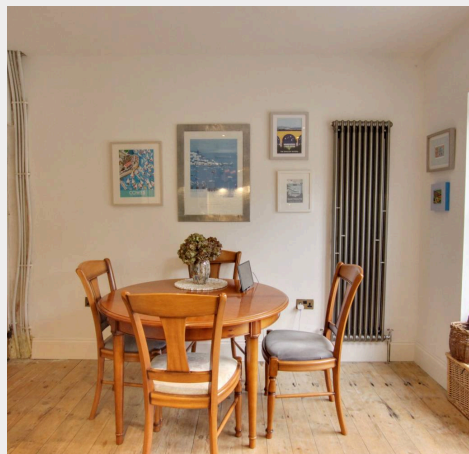


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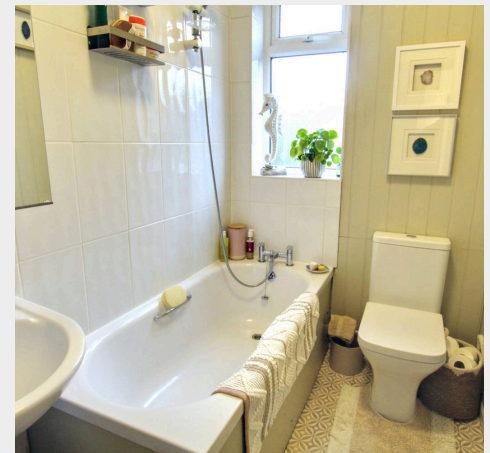
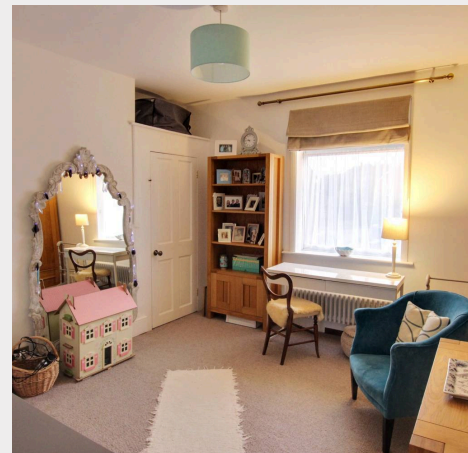
A recently refurbished 2 double bedroom end of terrace character cottage with a lovely long garden with studio and workshop in this established road just to the south of the town centre and close to St Wilfrid's Primary School, the Princess Royal Hospital, the main shopping area and just 1 mile walk to the railway station.

- End of terrace character cottage in central location
- Beautifully refurbished throughout to a lovely standard
- 55' (min) x 15' (min) rear garden with studio/workshop
- Panelled sitting room with fireplace & cabinets
- Refitted kitchen/breakfast room with appliances & stone worktops
- 2 very big bedrooms and re-fitted bathroom
- Exposed floorboards and stripped pine doors
- 5-10 mins walk of the hospital & St Wilfrid's Primary School
- 1 mile walk to the railway station
- 5 mins walk into town centre
- EPC rating: D - Council Tax Band: C

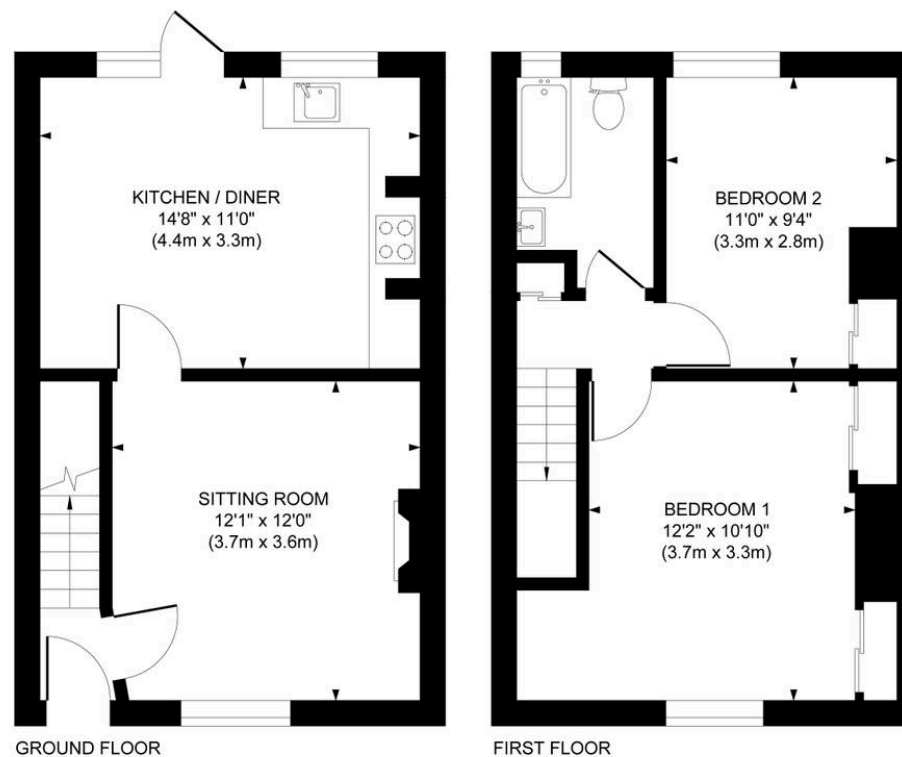


The home is located at the eastern end of Triangle Road which runs between Sussex Road and Franklynn Road on the southern side of the town centre and is made up of homes of varying styles and size. The town centre is within a 5 minute walk where there is an extensive range of shops and stores whilst the town's fashionable 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 (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and Brighton (20 mins). By road, access to the major surrounding areas can be gained via the new A272 (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 (0.35) **Secondary Schools:** Oathall Community College (1.1) Warden Park Secondary Academy (1.5)



Approximate Gross Internal Area
682 sq. ft / 63.36 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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