



14 Triangle Road, Haywards Heath, West Sussex RH16 4HW

Guide Price **£375,000 – £375,000**





'ADVERTISED FOR MARKETING PURPOSES ONLY' – A beautifully presented 2 double bedroom Victorian terraced cottage with a 60' x 16' south facing garden which has been the subject of numerous improvements and redecoration throughout. Situated in this established road just to the south of the main town centre and within a short walk of several schools, the hospital and just a 1.1 mile walk to the railway station.

- Victorian character cottage in central location
- 5 mins walk to main town centre shops
- 10 mins walk to the hospital – 1.1 mile walk to the railway station
- 60' x 16' South facing rear garden
- Pretty lounge and large dining room off kitchen
- 2 big bedrooms & a spacious refitted bathroom
- Double glazed windows – gas heating to radiators
- Immaculate and neutral decoration throughout
- Central location in old part of town
- Internal viewing highly recommended
- Council Tax Band 'C' and EPC 'C'



Location

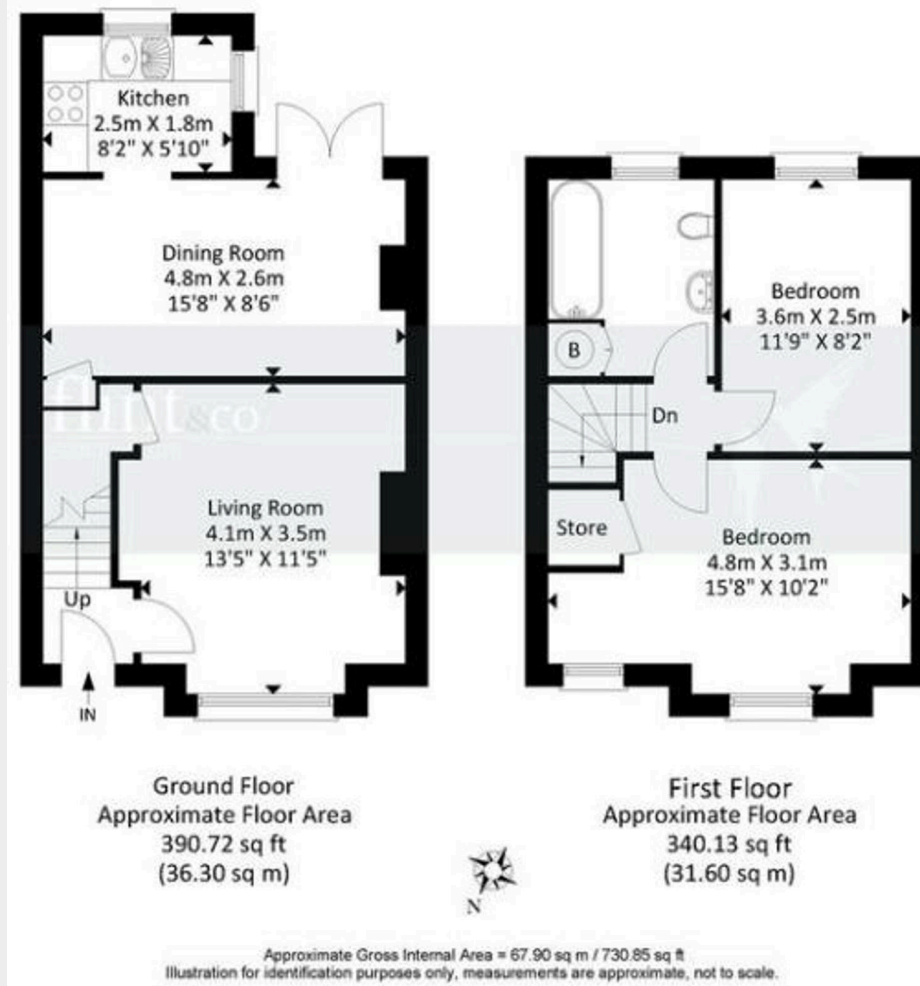
Triangle Road runs between Sussex Road and Franklynn Road on the southern side of the town centre and is made up of homes of varying styles and size. The town centre is within a 5 minute walk where there is an extensive range of shops and stores whilst the town's fashionable Broadway is a little further 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)



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