



**Triangle Road, Haywards Heath**  
**Guide Price £300,000 to £325,000 Freehold**



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**16 Triangle Road, Haywards Heath, RH16 4HW**

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- *Impressive 60-foot rear garden with space and huge potential for landscaping*
- *Two generous double bedrooms*
- *Outstanding transport links, 45 minutes to London Victoria/Bridge, 15 minutes to Gatwick, 20 minutes to Brighton*
- *Extension potential, subject to planning permission*
- *Kitchen/breakfast room with separate utility room*
- *Classic Victorian proportions with spacious living room with natural light throughout*
- *Prime location with easy access to Haywards Heath town center*
- *Renovation opportunity with scope for thoughtful modernization*
- *No forward chain*
- *Guide Price £300,000 to £325,000*

The house delivers practical living accommodation across two floors, featuring a welcoming living room that showcases classic Victorian proportions and natural light. This property has been competitively priced to reflect both its current condition and the significant potential it offers for modernization and enhancement.

The cottage style kitchen/breakfast room provides space for daily dining and meal preparation, while the separate utility room adjacent adds valuable extra storage and functionality. Upstairs, two well-proportioned double bedrooms, one with a feature fireplace are complemented by a family bathroom.

The standout feature of this property is undoubtedly its impressive 60-foot rear garden, which provides exceptional outdoor space that's increasingly rare. This substantial garden offers tremendous potential for landscaping, entertaining areas, children's play space, or even outbuilding development subject to planning permission.

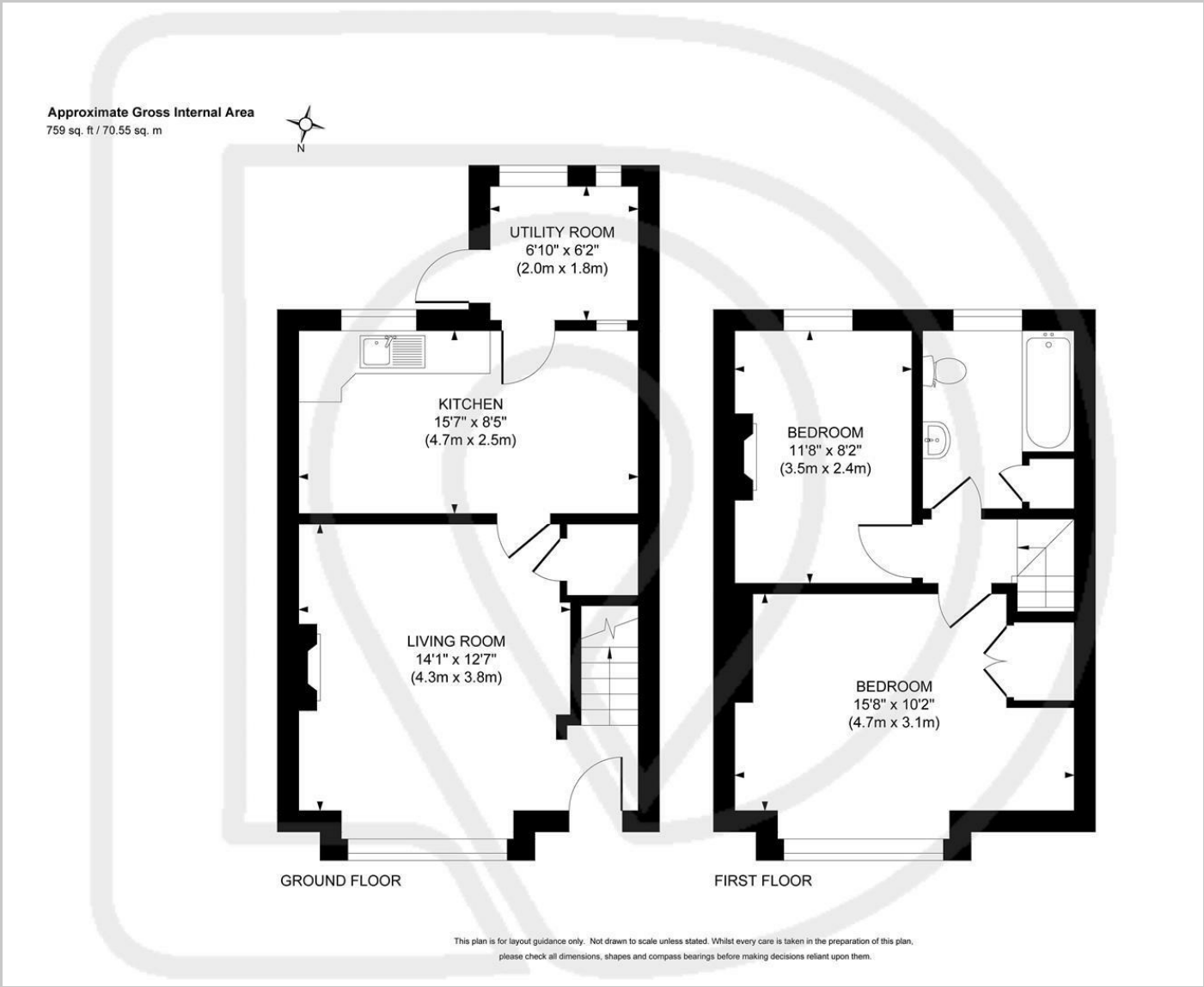
Victorian terraced houses like this one are renowned for their renovation possibilities, with scope for thoughtful updates that blend period character with contemporary living. The property would benefit from modernization throughout, presenting opportunities to create open-plan living spaces, install contemporary kitchens and bathrooms, and potentially add extensions to maximize the living space. Popular improvements for Victorian terraces include rear extensions, loft conversions, and side returns where applicable and are subject to planning permission.

Triangle Road enjoys a prime position in Haywards Heath, placing residents within easy reach of the town center's amenities. The location offers excellent transport connections, with Haywards Heath station providing regular services to London Victoria and London Bridge in approximately 45 minutes, plus quick access to Gatwick Airport (15 minutes) and Brighton (20 minutes). The area benefits from highly regarded schools, beautiful green spaces including Victoria Park and Clair Park.

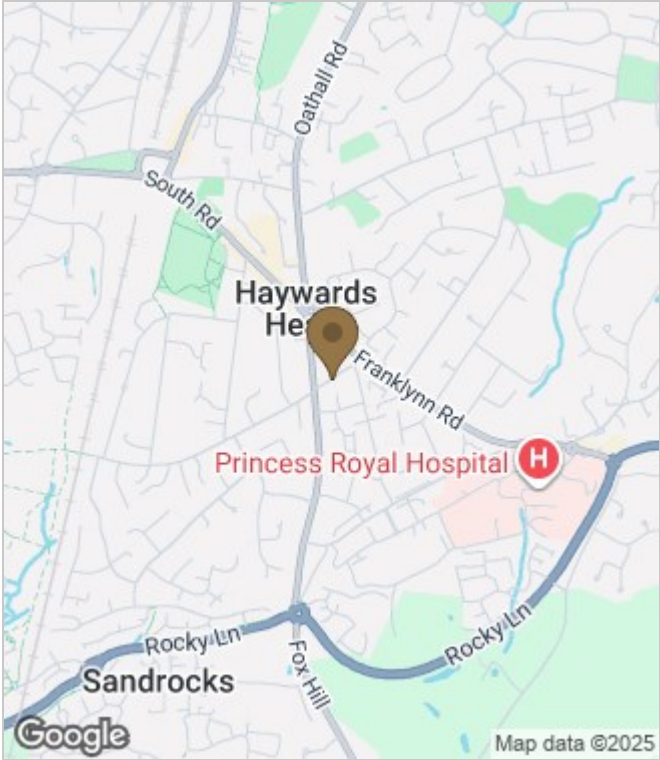
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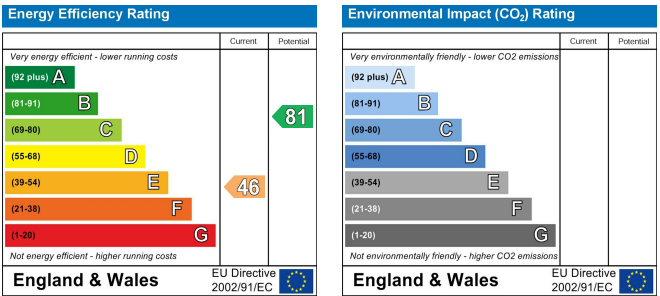
Floor Plans



Area Map



Energy Performance Graph



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