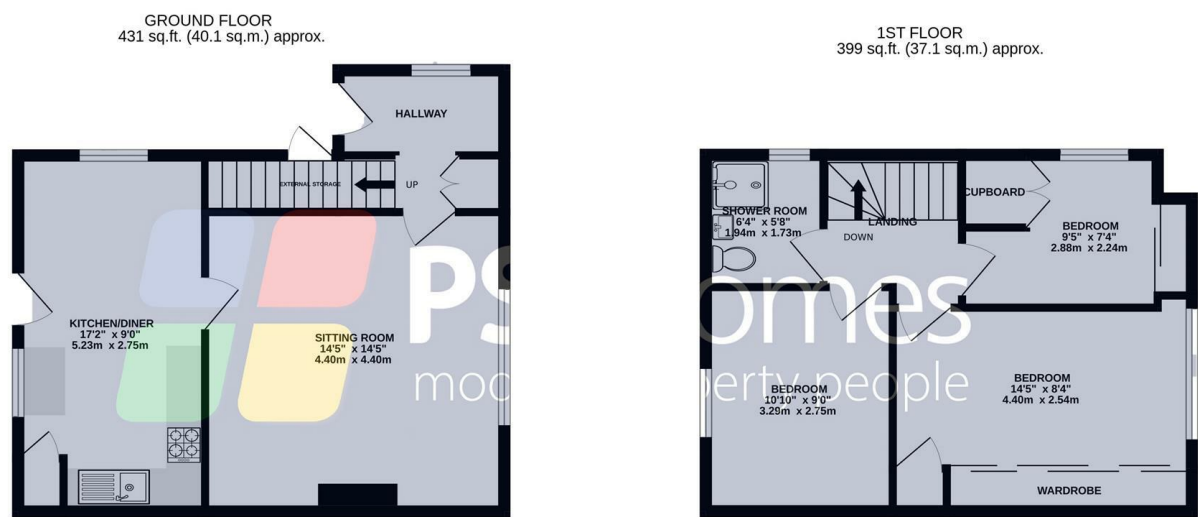


**3 Boston Road, Haywards Heath, RH16 3PX**

**Offers In Excess Of £325,000 Freehold**



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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### 3 Boston Road, Haywards Heath, RH16 3PX

What we like...

- \* Spacious corner plot with versatile outside space
- \* Central location for town centre, schooling and just over a mile to the station for commuters.
- \* Scope to extend and enlarge, if required (STPP)
- \* No onward chain
- \* Garage
- \* Driveway parking for multiple cars.

#### The House . . .

Built in the late 1950s, and occupied by the same family from new this semi-detached house is situated in an established road and offered for sale chain free.

Although requiring certain cosmetic updating, the property provides well-proportioned accommodation and a brilliant corner plot offering scope for a variety of different uses, with a large south-facing area historically used to grow fruit and vegetables.

On the ground floor the extended entrance hall provides plenty of space for shoes and coats with the large living room featuring built in cabinetry and overlooks the pretty front garden.

The spacious kitchen/dining room, whilst now requiring some modernising, runs the width of the house, is dual aspect with a lovely view over the garden and a useful rear door.

On the first floor there are two double bedrooms (one front, one rear), third single bedroom which could easily be used as a home office and a family bathroom. There is an array of built-in storage options and a large, fully-boarded, loft which offers scope for conversion (STPP).

#### Step Outside . . .

The garden surrounds the house on three sides, with areas facing East, West and South. The southerly section of garden captures the sun all day and offers a huge amount of versatility. The area has been used for many years as an allotment where the owner grew a number of different vegetables and soft fruit.

Furthermore, the property features a large garage with electrics, electric heating on an Economy 7 tariff (gas is available on the road) security alarm and double glazing throughout.

#### The location . . .

Boston Road is an established residential road ideally located in central Haywards Heath, there is a parade of shops within easy walking distance that provides everyday essentials including two convenience stores, chip shop, barbers, hairdressers and pharmacy. The gorgeous Lindfield High Street is less a mile, on foot via Scrase Valley Nature Reserve and boasts an eclectic mix of shops, stores, pubs and restaurants.



Haywards Heath town centre is a short walk and offers a wide range of shopping & café facilities including The Orchards Shopping Centre, Marks & Spencer's, Costa Coffee & Café Nero. For further restaurants & bars, The Broadway is the town's social centre and boasts an array of bars, pubs and restaurants including WOLFOX coffee roasters (great for a brunch), Lockhart Tavern gastropub, Pascals Brasserie, Cote Brasserie, Pizza Express, Zizza, Roccas Italian and Orange Square.

Haywards Heath station provides swift & frequent commuter services into London (Victoria/London Bridge in 47 mins), Brighton and Gatwick International Airport and is just over a mile distant.

Additionally, Waitrose Superstore is within easy walking distance while Sainsburys Superstore and the Dolphin Leisure Centre are also nearby.

Nearby schooling includes the Warden Park Primary Academy, whilst for secondary education children in this area usually attend Oathall Community College, although pupils of Warden Park are eligible to attend the Secondary Academy in Cuckfield. Other nearby schools include St. Josephs RC, Northlands Wood, Blackthorns and Lindfield Primary School.

By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west. The house is located near a bus route to provide additional links to surrounding areas.

#### Information . . .

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: C

Broadband Speed: Superfast (up to 80 mbps)

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

