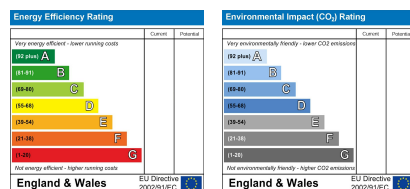


**Ground Floor**  
Approximate Floor Area  
317 sq. ft  
(29.48 sq. m)

**First Floor**  
Approximate Floor Area  
261 sq. ft  
(24.24 sq. m)

**Approx. Gross Internal Floor Area 578 sq. ft / 53.72 sq. m**

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.



**3 Triangle Road, Haywards Heath, RH16 4HN**

**Guide Price £300,000 Freehold**

**PSPhomes**

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

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.

**PSPhomes**

@psphomes

/psphomes

www.psphomes.co.uk

3 Triangle Road, Haywards Heath, RH16 4HN

Guide Price £300,000 - £325,000

What we like . . .

- \* Delightful character home recently renovated.
- \* Bespoke kitchen
- \* Prime position for Haywards Heath town centre and walk of the station.
- \* Long, sunny cottage garden.
- \* No chain.

**Guide Price £300,000 - £325,000**

#### The Home...

A fine example of a Victorian home situated in the heart of Haywards Heath comprising of a cosy sitting room, bright kitchen/diner, and bathroom featuring a unique Japanese 'soaking' bathtub. On the first floor are two double bedrooms, the front bedroom featuring fitted wardrobes whilst the rear overlooks the garden.

Smartly decorated, the home has been updated and improved in recent years, including a new 'combi' boiler, composite front door, new double-glazed windows, replaced flat roof, new wiring in the kitchen and replaced consumer unit. All ceilings have been re-plastered and decorated.

The property is perfect for first-time buyers and offers a great opportunity for a buy-to-let investment, on the rental market PPSLettings feel the property would achieve £1,300 pcm. Viewing is recommended.

#### Step Outside...

The large (approx. 60ft) garden has been beautifully planted, with a variety of colourful flowers and shrubs it will 'come alive' in the summer months, perfect for 'al-fresco' dining. An exciting space for a budding gardener or providing options for those wanting an outside home office or workshop (subject to any relevant permissions). There is gated rear access too.



#### The Location...

Triangle Road is conveniently located 0.3 mile from Haywards Heath town centre with its extensive shopping facilities. Haywards Heaths mainline train station is within walking distance and provides fast and regular services to London (Victoria/London Bridge is approx 47 mins), Brighton and Gatwick Airport. The Broadway is the towns's social centre with a selection of bars, restaurants and pubs including Pizza Express, Zizzi, Lockhart Tavern, IdleWild and Orange Square.

By car, these surrounding areas can be easily accessed via the A272 & A23(M). There are a number of well regarded schools within walking distance including St. Wilfred's and St. Joseph's Primary Schools and Oathall Community College.

#### The Specifics...

Title Number: WSX451  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Broadband Speed: Ultrafast Fibre  
Council Tax Band: C

We believe this information to be correct but cannot guarantee its accuracy and intending purchasers should satisfy themselves before exchange of contracts.

