

29 Hoblands,
Haywards Heath, RH16 3SB

Mark Revill & Co

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Guide Price £310,000 Freehold

An excellent opportunity to purchase a two bedroom mid terraced family home, complete with a garage and offered for sale with NO UPWARD CHAIN. The property provides well arranged accommodation over two floors and, although now in need of modernisation, offers considerable scope for improvement and the opportunity for a purchaser to create a home to their own taste and requirements. The ground floor comprises an entrance porch leading into the sitting room, which has a window overlooking the front aspect. From here, the accommodation continues into a comprehensively fitted kitchen/dining room to the rear, with patio doors opening onto the enclosed rear garden. To the first floor, the landing provides access to two well proportioned bedrooms and a family bathroom. Further benefits include double glazed windows and doors throughout, gas central heating to radiators and a pleasant position away from the road. Outside, there is a small area of front garden with an open aspect, while the fully enclosed rear garden is arranged with a patio, lawn and established plant and shrub borders. A rear pedestrian gate provides convenient access to the nearby garage, with vehicular access available via the driveway to the rear. An internal inspection is highly recommended to appreciate the accommodation, position and potential this property has to offer.

The property is situated in this much favoured residential location, within a short walk of Princess Royal Hospital and the highly regarded Northlands Wood Primary School. A Tesco Express, chemist and doctors' surgery are also conveniently close by. Haywards Heath town centre is within easy reach and offers an excellent range of shopping and leisure facilities, together with a good selection of restaurants and cafés in the nearby Broadway. A modern leisure complex and two superstores are also readily accessible. Haywards Heath mainline railway station provides fast and frequent services to London Victoria and London Bridge, with journey times of approximately 42-45 minutes. The A23 lies to the west, providing direct road access to London Gatwick International Airport, Brighton and the south coast, approximately 15 miles away. To the north of Haywards Heath lies the beautiful Ashdown Forest, providing extensive opportunities for walking, riding and enjoying the surrounding countryside.









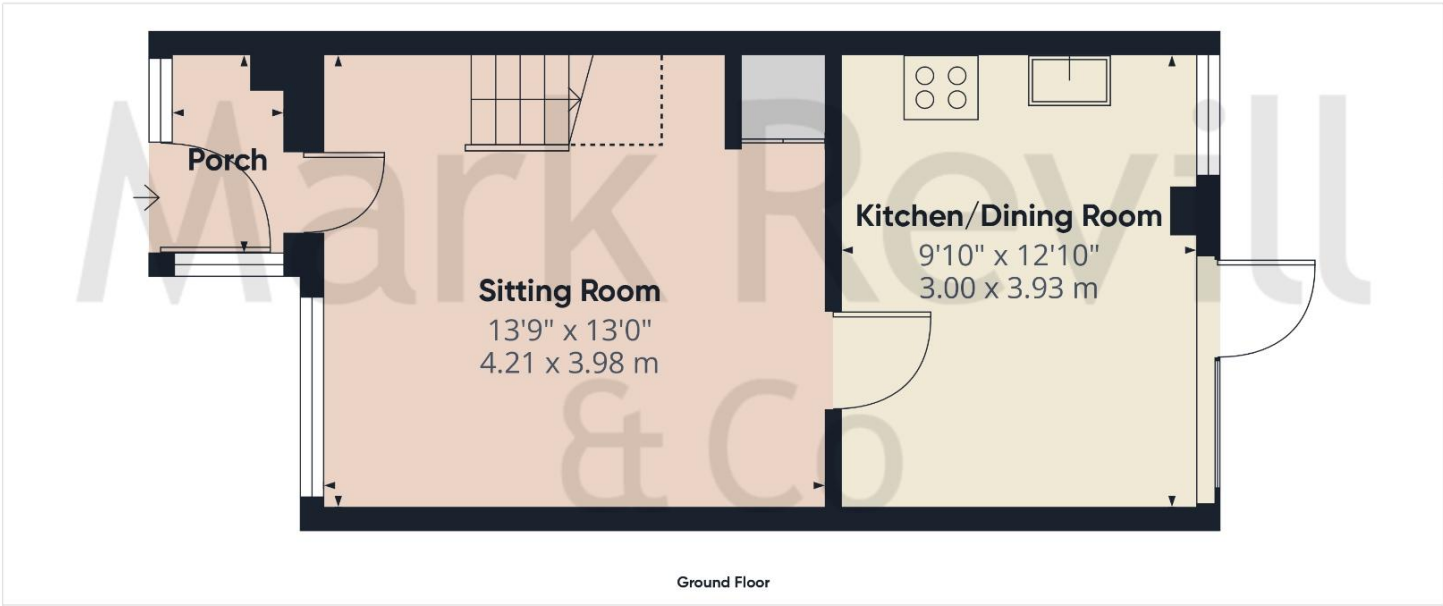




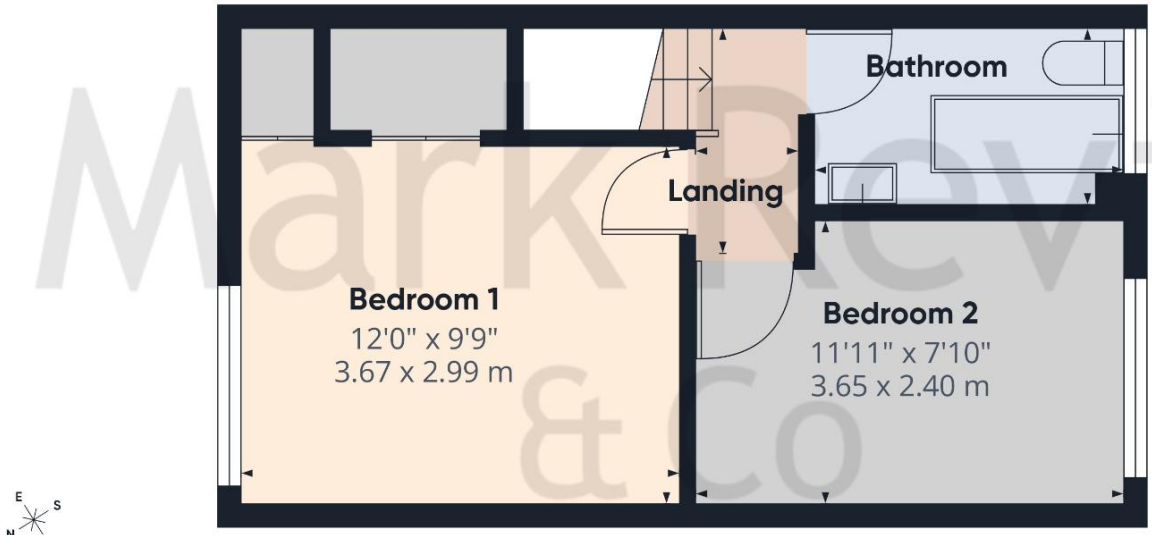








Ground Floor



Floor 1

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Approximate total area(1)

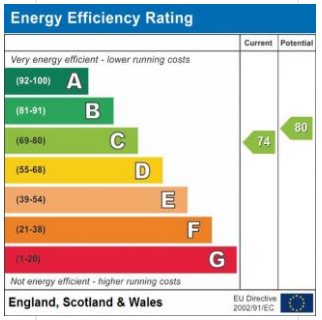
626 ft²

58.2 m²

Reduced headroom

14 ft²

1.3 m²



Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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