16 Hoblands, Haywards Heath, West Sussex RH16 3SA

Guide Price **£300,000**

MANSELL McTAGGART
Trusted since 1947

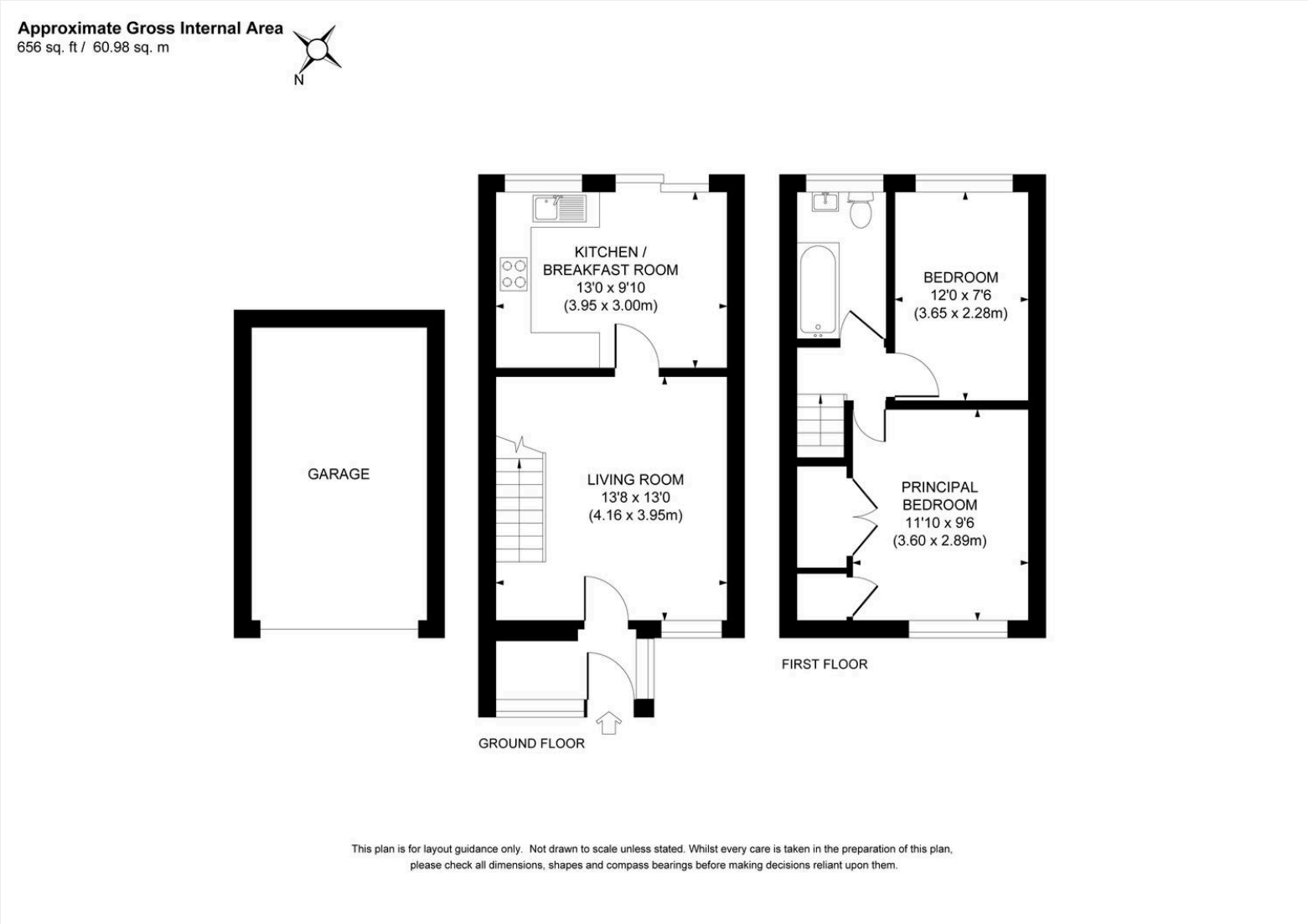
A 2 bedroom terraced house, built in the 1970s and owned by the same family since 1982, with a 38' south/west facing rear garden and garage in the block behind, situated in the popular Northlands Wood area on the town's south/eastern edge within a short walk of the Princess Royal Hospital, excellent local primary school and local shops.

- 2 bedroom terraced house
- For sale with immediate vacant possession
- 38' x 14' south/west facing rear garden
- Garage in the block behind (No.16)
- Lounge and spacious kitchen/breakfast room
- New carpets in lounge and on staircase (2025)
- 2 good-sized bedrooms and bathroom
- Close to local shops and medical surgery
- 5-10 minute walk to Princess Royal Hospital
- On a bus route to town centre & railway station
- EPC rating: C - Council Tax Band: C

The property is situated towards the southern end of Hoblands, ideally placed within 600 yards of the Princess Royal Hospital. Other nearby facilities include local stores in Franklands village and a Tesco Express on Larch Way. There is also a pharmacy, medical centre and the popular Northlands Wood Primary School. The town centre is within 1 mile on foot where there is an extensive range of shops, stores, restaurants, cafes and bars. Children from this side of town fall into the catchment area for Oathall Community college with its farm in neighbouring Lindfield. The town has a leisure centre, 6th form college, several sports clubs, parks and woodland. There are several beauty spots within a short drive including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.
The railway station is approximately 1.7 miles distant and provides fast commuter links to London Bridge/Victoria (47 mins), Brighton (20 mins) and Gatwick (15 mins). Access by road to the major surrounding areas can be gained via the new A272 town relief road and the A/M23 which lies approximately 6-7 miles to the west at Bolney.

Distances: (approximate miles on foot)

Princess Royal Hospital 600 yards, Northlands Wood Primary School 600 yards, St Wilfrid's Primary school 0.8, St Joseph's RC Primary 1, Oathall Community College 1.3, Warden Park Secondary Academy 2.5, A23 Bolney/Warninglid 6-6.5, Gatwick Airport 15, Brighton Seafront 13



Mansell McTaggart Haywards Heath

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