



6 Triangle Road, Haywards Heath, West Sussex RH16 4HW

Guide Price £325,000



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A 2 bedroom Victorian terraced house requiring general modernisation throughout, with a 60' x 17' south facing garden, situated in this established road on the southern edge of the town centre, within a short walk of the main shopping areas, hospital and just 1 mile from the railway station.

- Victorian terraced cottage of character
- Owned by the same family for over 40 years
- Requires general modernisation throughout
- 60' x 17' south facing rear garden
- Front garden – potential parking space for small car STPP
- Lounge and kitchen/dining room
- Downstairs shower room and cloakroom
- 2 bedrooms and upstairs bathroom
- Double glazed windows – gas heating to radiators
- Easy walk to hospital
- 1 mile from railway station
- For sale with no onward chain
- EPC rating: D – Council Tax Band: C



Triangle Road runs between Sussex Road and Franklynn Road on the southern side of the town centre and is made up of homes of varying style and size. The town centre is within a 5 minute walk where there is an extensive range of shops and stores whilst the town's fashionable Broadway is a little further on where there are numerous restaurants, cafes and bars. There are local shops a little closer including a Co-op store, Tesco Express and a Sainsbury's Local. A bus service runs close by linking with the railway station and neighbouring districts. The Princess Royal Hospital is approximately 0.4 miles to the south and there are numerous primary schools within a short walk of the property.

Children from this side of town generally fall into the catchment area for Oathall Community College with its own farm in neighbouring Lindfield although some go onto Warden Park Secondary Academy in Cuckfield.

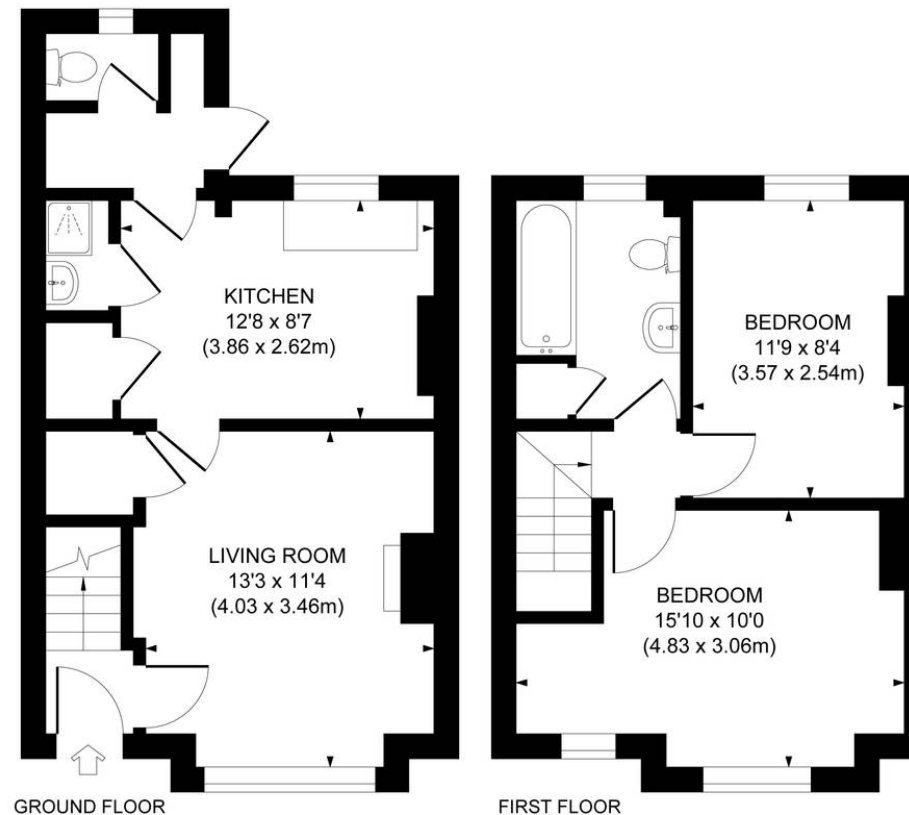
The railway station is approximately 1 mile distant and provides fast commuter service to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

By road, access to the major surrounding areas can be gained via the new A272 (relief road) and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney.

Distances on foot in miles (approximately) Railway station (1.0) Princess Royal Hospital (0.4) Primary Schools: St Wilfrid's (0.4) St Joseph's (0.25) Warden Park Primary Academy (0.35) Secondary Schools: Oathall Community College (1.1) Warden Park Secondary Academy (1.5)



Approximate Gross Internal Area
702 sq. ft / 65.25 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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