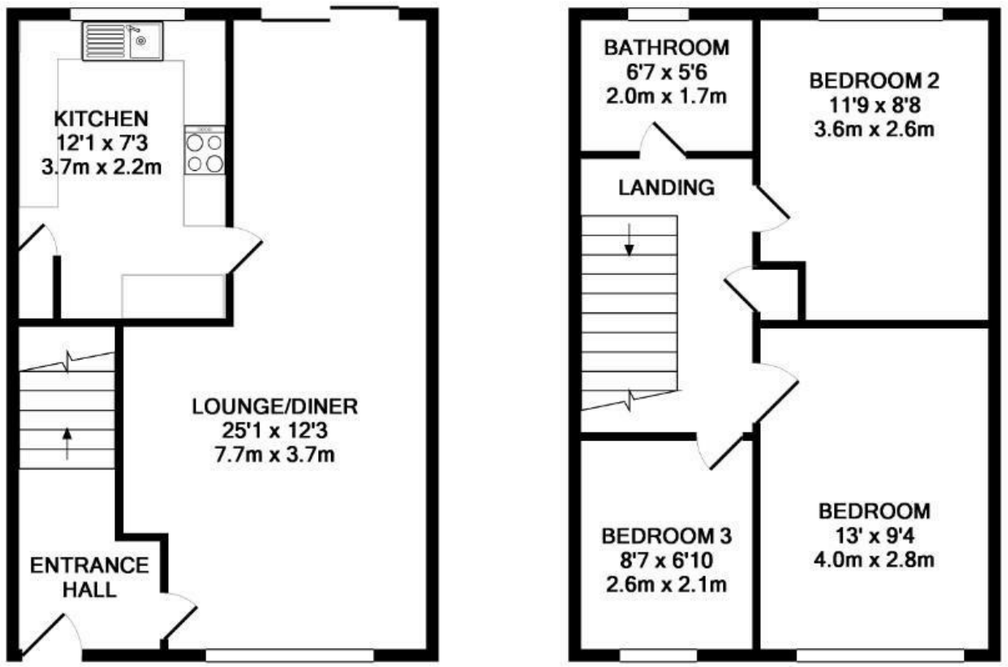
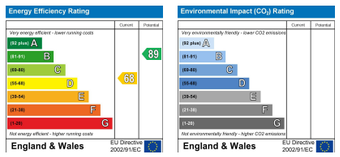


GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.7 SQ.M.)

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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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.







159 Hoblands, Haywards Heath, West Sussex, RH16 3SB

Guide Price £350,000 Freehold

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159 Hoblands, Haywards Heath, West Sussex, RH16 3SB

What we like...

* Peaceful tucked away position in a quiet cul-de-sac

* Spacious 25ft through living room

* Modern kitchen and bathroom.

* Driveway parking and garage adjacent to the house

* Popular Northlands Wood area with highly regarded school and PRH nearby.

Guide price £350,000 - £375,000

Welcome Home
This excellent end-terrace home occupies a tucked away position in one of the quiet cul-de-sacs on Hoblands, which itself forms part of the popular and family friendly Northlands Wood area of eastern Haywards Heath. Families love this area as there is a reputable primary school, convenience store, Doctor's Surgery, Pharmacy and you're close to the Princess Royal Hospital too.

The home is offered for sale with no onward chain and is presented in clean, tidy and modern order throughout.

The through living room with bathed in light due to its dual aspect and as it extends to over 25ft there is plenty of space for sitting and dining areas. The sitting area overlooks the front whilst the dining area sits adjacent to the kitchen and has doors that open out to the garden.

The kitchen is stylish with a mix cream gloss and matt blue units under contrasting counters, metro style tiled splashback and "period style" flooring. There is a range of appliances including an integrated gas hob and double oven. The large understairs cupboard provides superb storage and could be a great pantry.

On the first floor there are three bedrooms and the modern, fully tiled bathroom with overhead shower. There are two double bedrooms and the third is a single.

The home has gas fired central heating, is fully double glazed and has access to an Ultrafast fibre broadband connection.

Step Outside
To the rear is a good size and low maintenance garden which is fully paved with some raised beds allowing for pops of colour. If preferred, it would be easy enough to reinstate some lawn. There is gate access to both the side and the rear. To the side of the house is driveway parking and a single garage which is currently used as a store.



Out & About
Hoblands is a popular, established residential road in south-eastern Haywards Heath, forming part of the popular Northlands Wood area of town on the borders of Lindfield with its host of shops, restaurants and facilities. Northlands Wood Primary School, Doctors Surgery, Pharmacy, Tesco Express' convenience store and the Princess Royal Hospital are all within walking distance.

Haywards Heath town centre is 1.5 miles away and provides extensive shopping facilities. The mainline station is just over two miles distant and provides fast & regular services to London (approximately 47 mins to London Bridge/Victoria), Brighton and Gatwick International Airport. By car these surrounding areas are easily accessed via the A272 or A23(M) with the latter lying roughly six miles west at Warninglid.

The Specifics
Tenure: Freehold
Title Number: WSX6846
Local Authority: Mid Sussex District Council
Council Tax Band: D
Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts.

Anti Money Laundering
In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

NB
Some photos include virtual furnishing for marketing purposes.





