



16 Cobbetts Mead, Haywards Heath, West Sussex RH16 3TQ

Guide Price £650,000 – £675,000



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An extended 4 double bedroom, 3 bathroom detached family house with a 58' x 38' south/west facing rear garden and an extra long attached garage situated in a cul-de-sac within the popular Northlands Wood area, on the town's south/eastern edge close to countryside, within walking distance of Lindfield Village, the Princess Royal Hospital and the Snow Drop Inn pub.

- Detached home in popular area
- Spacious room sizes throughout
- Fabulous south/west facing rear garden
- Plenty of private driveway parking
- Large attached garage
- Requires basic cosmetic updating
- 3 bath/shower rooms (2 ensuite)
- 3 big separate living rooms & kitchen
- Potential for further enlargement STPP
- 5 mins walk to Northlands Wood Primary School
- Easy walk via Lewes Road to the hospital
- 15-20 mins walk to Lindfield High Street
- EPC rating: C - Council Tax Band: F



Cobbetts Mead is located off Charlesworth/Orchid Park which in turn is located off Marlow Drive on the town's south eastern outskirts close to Northlands Wood primary school. This area is particularly popular with families and those working at the hospital. Local facilities include a Tesco Express store, medical surgery, pharmacy and open countryside is close by giving swift access on foot through to the Snowdrop Inn pub/restaurant and Lewes Road. Oathall Community College with its own farm in nearby Lindfield is within walking distance. A bus service runs along Beech Hill linking with the town centre, hospital, railway station and neighbouring districts. The town has an extensive range of shops, restaurants, cafes and bars and a state of the art leisure centre. It is also possible to walk into the picturesque village of Lindfield with its pond, traditional shops and historic High Street. By road, access to the major surrounding areas can be swiftly gained via the A272, B2112 and A/M23 which lies about 7 miles to the west at Bolney/Warninglid.

Distances: approx miles on foot/car/rail

Northlands Wood Primary School 0.35, Oathall Community College 1.2, Warden Park Secondary Academy (Cuckfield) 3.5, St Paul's Catholic College (Burgess Hill) 6.1, Haywards Heath Railway station 2.1 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins), A23 at Bolney 7, Brighton seafront 15, Gatwick Airport 16

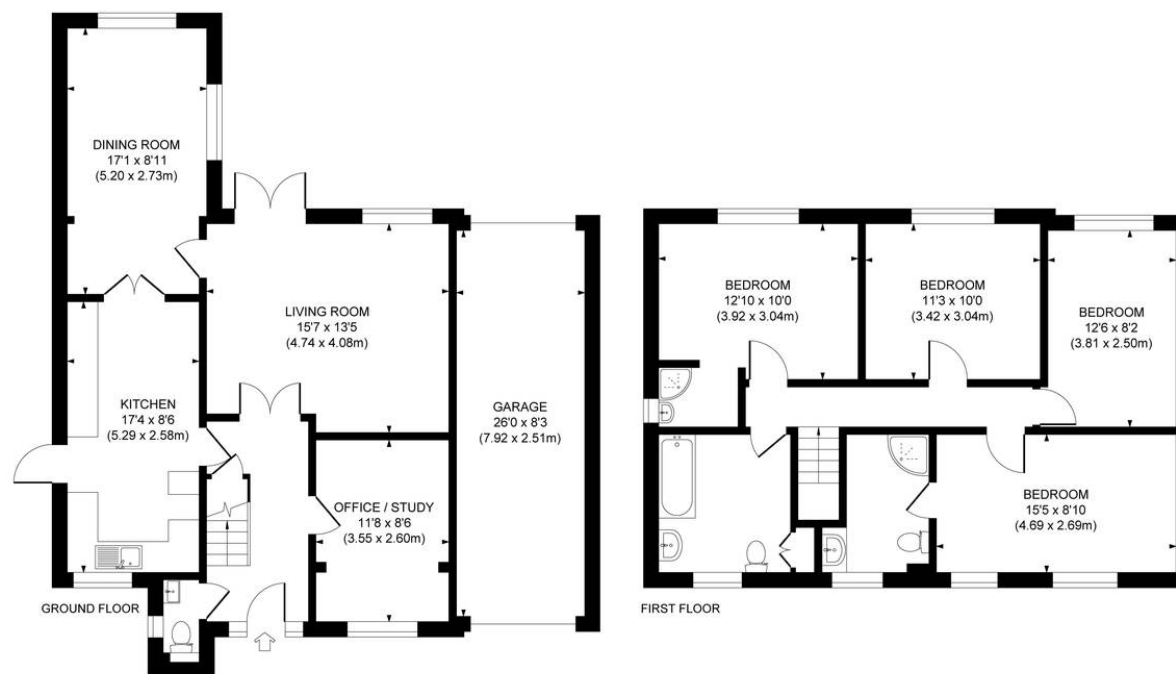


Approximate Gross Internal Area

Main House 1,464 sq. ft / 135.98 sq. m

Garage 204 sq. ft / 18.94 sq. m

Total 1,667 sq. ft / 154.92 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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