



48 Hoblands, Haywards Heath, West Sussex RH16 3SA

Guide Price £400,000 – £415,000



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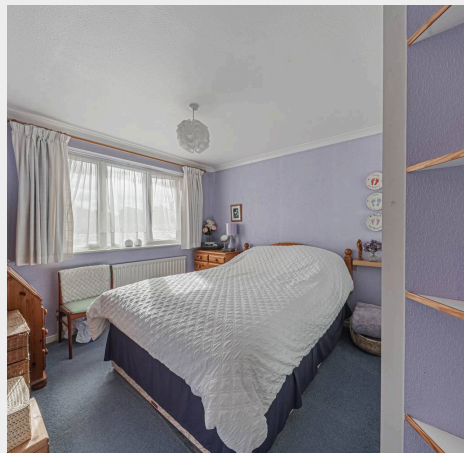
A 3 double bedroom semi-detached house with a good sized south/east facing rear garden, private driveway and integral garage offering potential for conversion (STPP), situated within the popular Northlands Wood area close to the excellent local primary school and within a 10 minute walk of the Princess Royal Hospital.

- 3 double bedroom semi-detached house
- Popular Northlands Wood neighbourhood
- Close to hospital – good primary school
- Lounge/dining room and conservatory
- Kitchen – Garage offering potential for conversion (STPP)
- Private driveway and front garden
- Close to local shop, Pharmacy and Surgery
- Walking distance of Lindfield Village
- Requires general cosmetic updating
- Oathall School catchment area
- For sale with no onward chain
- EPC rating: C – Council Tax Band: D



The property is situated towards the southern end of Hoblands. On foot, the property is 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

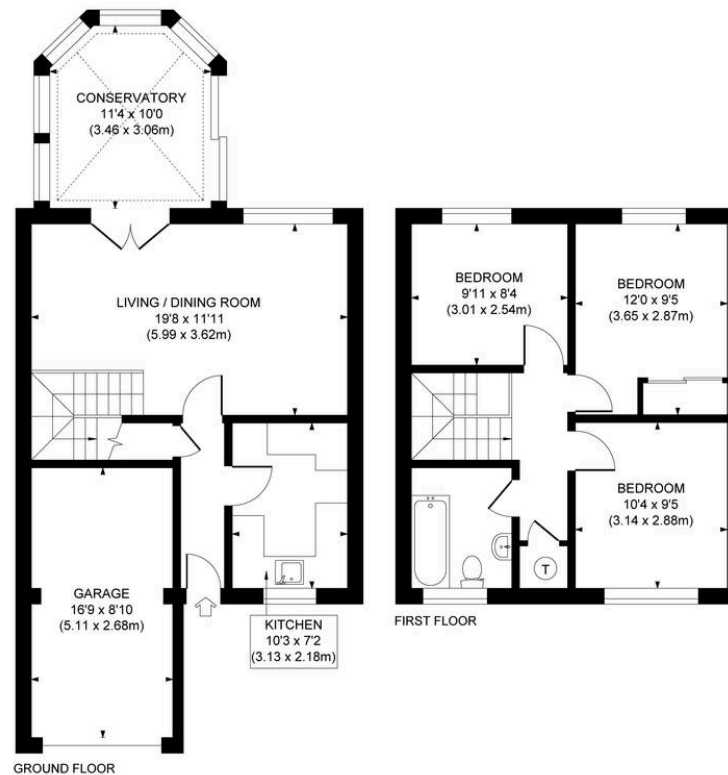


**Approximate Gross Internal Area**

Main House 932 sq. ft / 86.62 sq. m

Garage 147 sq. ft / 13.69 sq. m

Total 1,079 sq. ft / 100.31 sq. m



**Mansell McTaggart Haywards Heath**  
**Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP**  
01444 456431

hh@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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