


**BRITISH
 PROPERTY
 AWARDS**
 2022
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GOLD WINNER
 PSP HOMES
 SOUTH ENGLAND
 (OVERALL)



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

Guide Price £325,000 Freehold

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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.

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

Guide Price £325,000 - £335,000

What we like...

- * Peaceful location away from any passing traffic.
- * Kitchen/diner across the rear on to the pretty garden.
- * Close to amenities including convenience store, primary school and Princess Royal Hospital.
- * Garage in nearby block.

Guide Price: £325,000 - £335,000

The Home...

This two bedroom terraced house is the perfect starter home and sits in a peaceful position, overlooking a central green, away from passing traffic. The ground floor includes an entrance porch which is handy for shoes & coats, inviting sitting room with ample space for two sofas and a social kitchen/diner which extends across the rear of the house and leads on to the pretty garden. The kitchen was upgraded in 2023 with new worktops, flooring and tile splashback.

On the first floor is the master bedroom with fitted storage, second bedroom and the modern family bathroom with overhead shower & heated towel rail.

The home has gas fired central heating and is fully double glazed. The home has access to an Ultrafast broadband connection and is sold with vacant possession too.

Step Outside...

The rear garden is low maintenance with areas of paving and decking, ideal for al-fresco dining. There is gated rear access and a garage en-bloc nearby.



The Location...

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 Finer Details...

Tenure: Freehold

Title Number:

Local Authority: Mid Sussex District Council

Council Tax Band: C

Broadband Speed: Up to 910 MB download (Ultrafast)

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

