



65 Hoblands
Haywards Heath. RH16 3SB



Mark Revill & Co

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£340,000

This excellent end terrace house has the benefit of a detached garage at the rear plus parking for 3 vehicles and enjoys a south facing rear garden. The bright, spacious and well presented accommodation has the benefit of gas central heating and double glazing and incorporates 2 bedrooms, a refitted bathroom with white suite, a fine living room and an excellent comprehensively fitted kitchen/diner complete with oven and hob. The property enjoys far reaching views from the front to Ashdown Forest and the fully enclosed rear garden extends to about 34 feet in length arranged with a paved sun terrace, raised patio and lawn to the side. There is excellent scope for an extension if desired, subject to obtaining the usual planning consents

Situated in this much favoured location just a short walk to the well regarded Northlands Wood Primary School, a Tesco Express, chemist, doctors surgery and the Princess Royal Hospital. Haywards Heath town centre is within easy reach with its wide range of shops, The Broadway with its array of restaurants, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45



minutes). The A23 lies about 6 miles to the west via the bypass providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Lobby uPVC panelled front door. Ample coat hanging space. Wood effect laminate flooring. Door to:

Living Room 13'10" x 12'10" (4.24m x 3.93m) Good size understairs coats/storage cupboard. TV aerial point. Double glazed window. Radiator. Ceiling downlighters. Wood effect laminate flooring.

Kitchen/Diner 12'10" x 9'10" (3.92m x 3m) Comprehensively fitted with attractive range of shaker style units comprising inset stainless steel bowl and a half sink, adjacent wood grain effect laminate worktop and upstands, cupboards, drawers, slimline **dishwasher** and appliance space beneath. Built-in brushed steel **electric oven**, **4 ring gas hob**, filter hood over. Excellent range of wall cupboards. Concealed worktop lighting. Ample space for dining table and upright fridge. Double glazed window. Radiator. Ceiling downlighters. Double glazed sliding door to rear garden.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space housing gas combination boiler. Ceiling downlighters.

Bedroom 1 12' x 9'5" (3.67m x 2.89m) Enjoying far reaching views to Ashdown Forest. Large deep wardrobe with 2 hanging rails, further deep shelved storage cupboard. TV aerial point. Double glazed window. Radiator. Ceiling downlighters. Wood effect laminate flooring.

Bedroom 2 11'9" x 7'6" (3.61m x 2.89m) Double glazed window. Radiator. Ceiling downlighters. Wood effect laminate flooring.

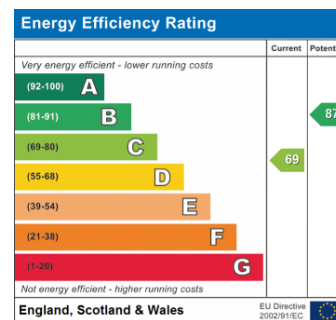
Bathroom White suite comprising bath with central mixer tap, independent shower over, glazed screen, counter mounted basin with cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Tiled effect vinyl flooring.

OUTSIDE

Detached Garage 16'10" x 7'11" (5.15m x 2.43m) Up and over door. Wiring for an EV point. **3 parking spaces**.

Front Garden Neatly laid to lawn with clipped hedges and entrance path.

Attractive South Facing Rear Garden About 34 feet (10.36m) in length. Arranged as a paved sun terrace, brick retaining walls. Central steps to a raised paved patio and further lawn, herbaceous bed. Area of lawn to the side, paved path and gate to front. The garden is fully enclosed with timber fencing and gate providing access to parking and garage at the rear.





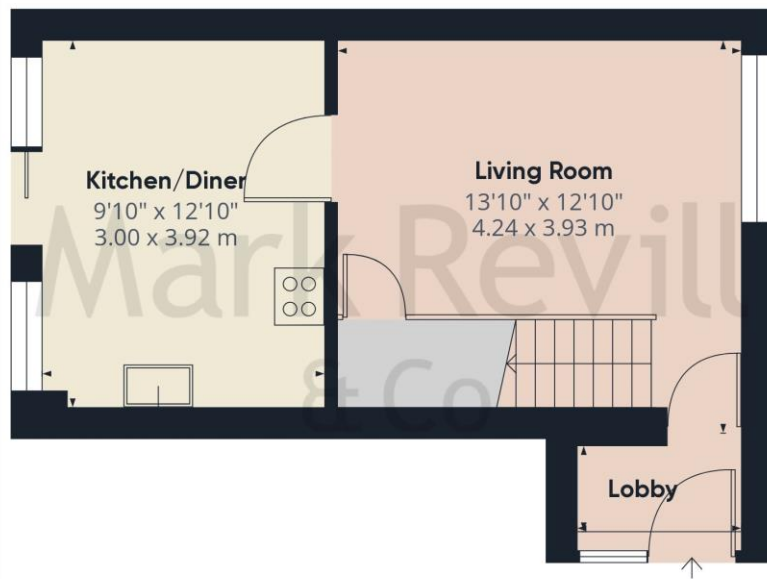
Approximate total area⁽¹⁾
736.14 ft²
68.39 m²

(1) Excluding balconies and terraces

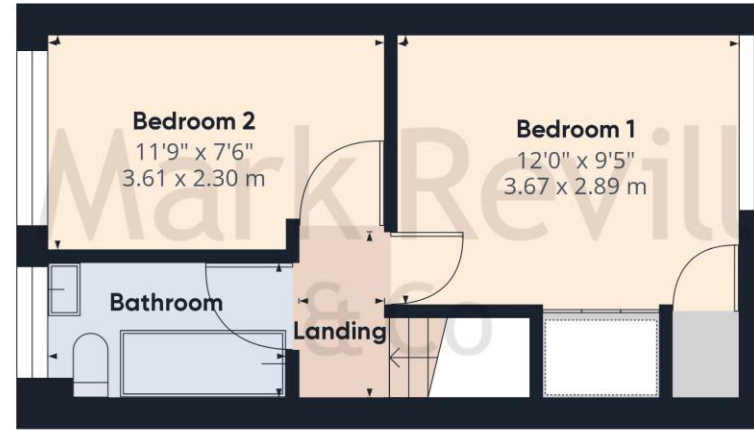
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

