



1 Petlands Gardens, Haywards Heath, West Sussex RH16 4DL  
£290,000 - £300,000



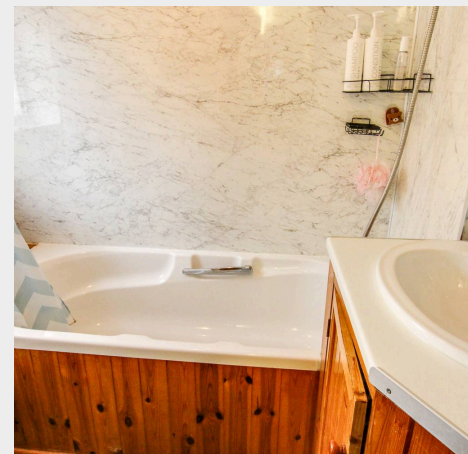
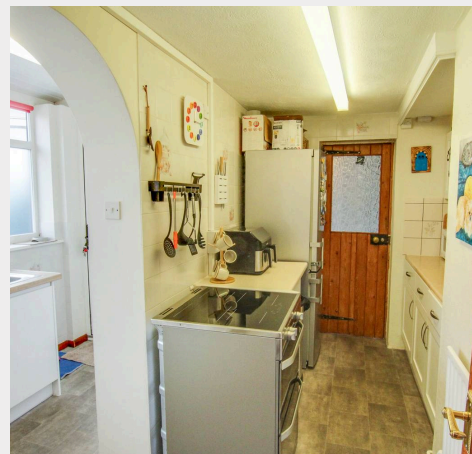
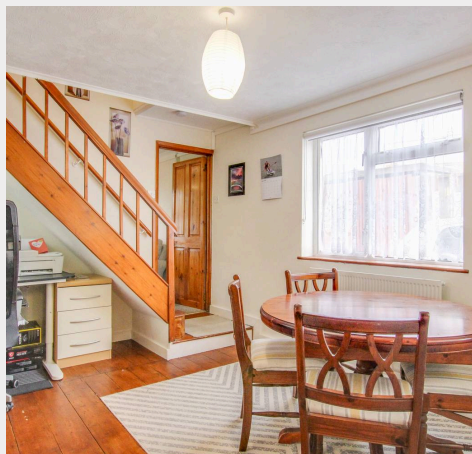
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A 2 double bedroom end of terraced Victorian cottage with a 40' south facing rear garden tucked away in this short no-through road off Franklynn Road on the town's southern side, midway between the town centre and the hospital, close to local shops, several good schools and just 1.1 miles walk to the railway station.

- Character cottage in convenient location
- Well presented accommodation throughout
- Potential for loft conversion if required STPP
- Lounge and separate dining room
- Kitchen, utility area and downstairs bathroom
- 2 double sized first floor bedrooms
- Sunny south facing rear garden with shed
- No allocated parking - parking in streets nearby
- 10 minute walk to hospital and town centre
- 1.1 mile walk to the railway station
- Close to local shops & St Wilfrid's primary school
- For sale with no onward chain
- EPC rating: D - Council Tax Band: C



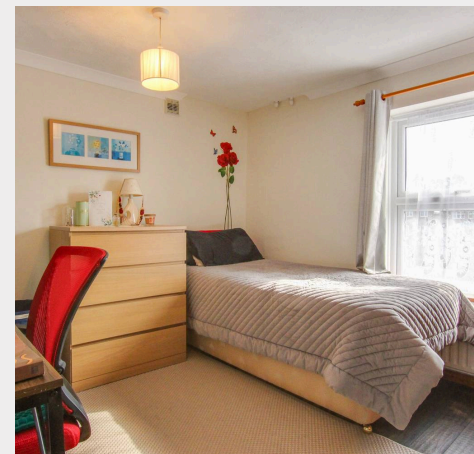
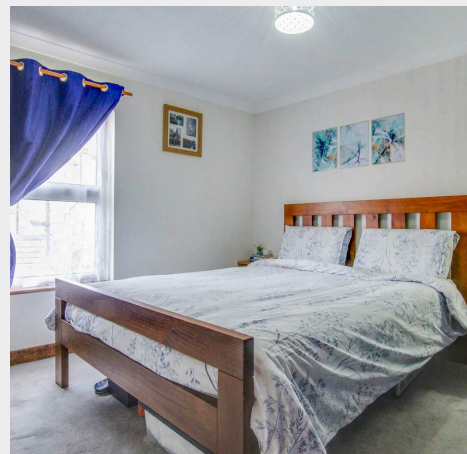


The property is located in this cul-de-sac off Franklynn Road in this established part of town just to the south/east of the town centre between the main shopping areas and the hospital. Local facilities include a Coop store and late night petrol station and within a 5 minute walk you have the main shopping areas of South Road, the Princess Royal Hospital, Birch Hotel and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.2 miles). The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs, 6th form college and a leisure centre.

The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and there is a Sainsbury's Superstore just a little further on under the railway bridge. By road access to the major surrounding areas can be gained via the B 2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

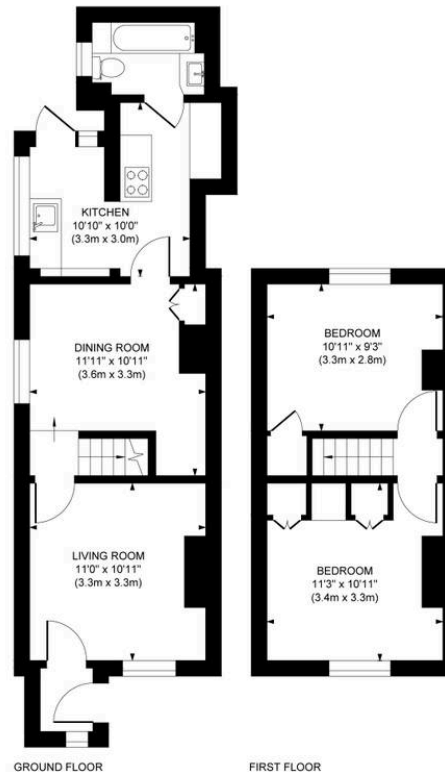
**Distances (in approximate miles on foot/train/car)**

Schools: St Wilfrid's Primary (0.3), St Joseph's RC Primary (0.4), Northlands Wood Primary (0.9), Warden Park Primary Academy (0.5), Warden Park Secondary Academy (2.0), Oathall Community College (1.2), Haywards Heath Railway Station (1.1), Waitrose (1.1), Sainsbury's Superstore (1.2), Gatwick Airport (14.1), Brighton seafront (13.7), A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north





Approximate Gross Internal Area  
669 sq. ft / 62.11 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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