



90 Hoblands, Haywards Heath, West Sussex RH16 3NB

Guide Price **£400,000-£425,000**



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A detached 2/3 bedroom bungalow tucked away in a cul-de-sac within the popular Northlands Wood area close to a Tesco Express, medical surgery and pharmacy and on a bus route to the town centre, within a short walk of countryside and the picturesque village of Lindfield.

- Detached bungalow In quiet cul-de-sac
- Could be arranged with up to 3 bedrooms
- Living room with fireplace and picture window
- Separate dining room (was previously bedroom 2)
- Modern kitchen and bathroom
- 1 double and 1 single bedroom/study
- Long driveway with detached garage
- Double glazing – gas heating to radiators
- Front and level 46' x 35' rear garden
- For sale with no onward chain
- EPC rating: D – Council Tax Band: D



The property is within a cul-de-sac of bungalows off Hoblands which in turn forms part of the popular Northlands Wood area on the town's south eastern outskirts. There is a Tesco Express, pharmacy and medical surgery close by. Northlands Wood Primary School is highly regarded and children from this side of town go onto Oathall Community College with its own farm in neighbouring Lindfield.

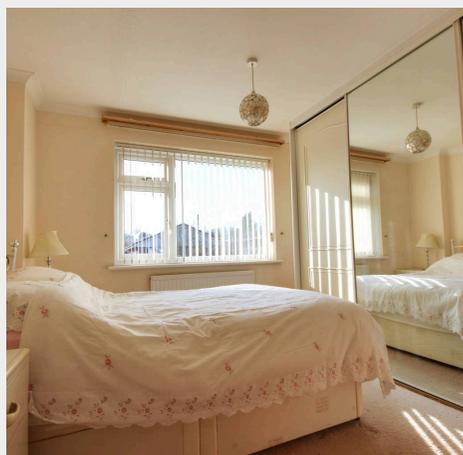
The property is also ideally placed within a short walk of the Princess Royal Hospital, open countryside and the picturesque village of Lindfield. A bus service runs along Northlands Avenue linking with Lindfield, the hospital, town centre, railway station and neighbouring districts.

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).

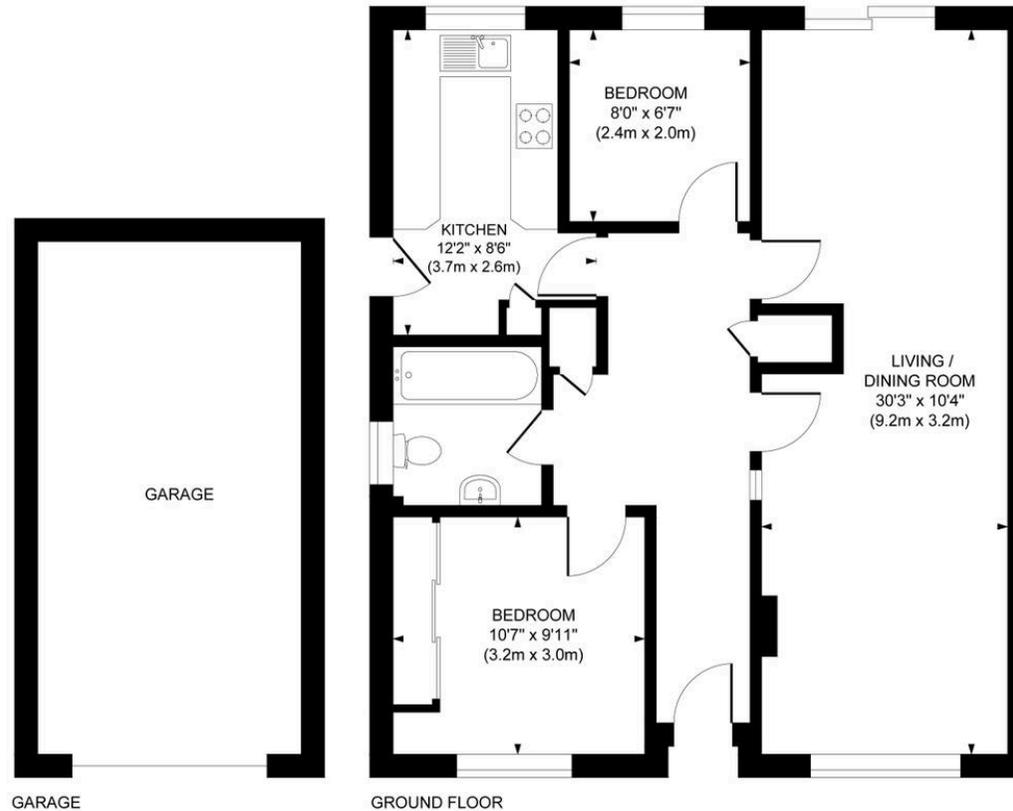
Access by road to the major surrounding areas can be gained via the A272 town relief road and the A/M23 which lies approximately 6-7 miles to the west at Bolney.

Distances in approximate miles:

Northlands Wood Primary School (0.4 miles) Oathall Community College (0.9 miles)



Approximate Gross Internal Area
775 sq. ft / 72.01 sq. m (Excluding Garage)



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.

Mansell McTaggart Haywards Heath

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