



15 Triangle Road, Haywards Heath, West Sussex RH16 4HN

Guide Price £300,000 – £315,000

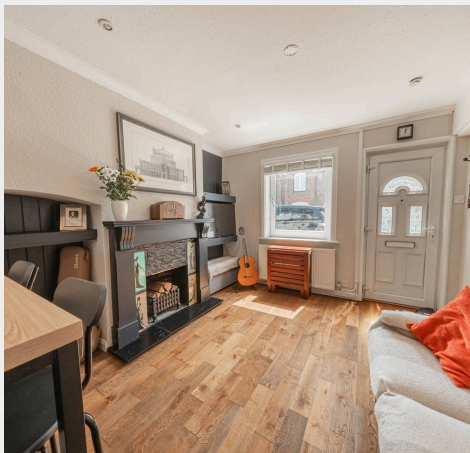


**MANSELL  
McTAGGART**  
Trusted since 1947



A very well presented Victorian terraced cottage providing cozy and characterful accommodation and its own 30' long private garden situated in this established road just to the south of the main town centre within walking distance of the hospital and just one mile from the railway station.

- Well presented Victorian terraced cottage
- Character features including fireplaces
- 30' (min) x 10' enclosed rear garden with shed
- Established road on southern edge of town
- Easy walk to hospital and railway station
- Sitting room with oak flooring and fireplace
- Pretty kitchen and downstairs bathroom
- 2 double sized bedrooms on the first floor
- Parking in road and nearby (No allocated parking)
- An internal viewing is highly recommended
- EPC rating: D - Council Tax Band: C



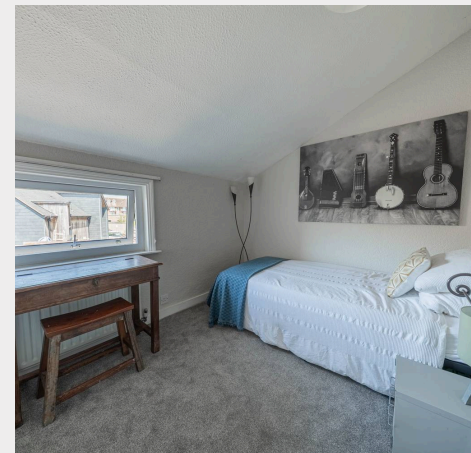
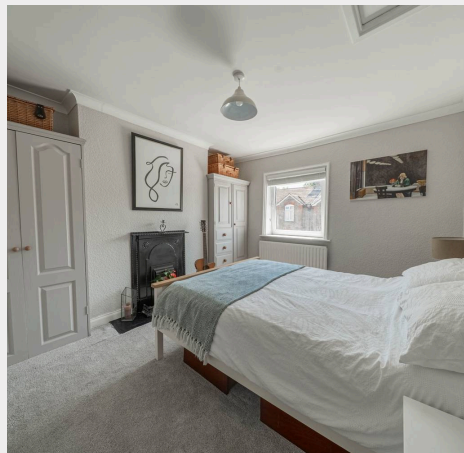
Triangle Road runs between Sussex Road and Franklynn Road on the southern side of the town centre and is made up of homes of varying styles and size. The town centre is within a 5 minute walk where there is an extensive range of shops and stores whilst the town's fashionable Broadway is a little further on where there are numerous restaurants, cafes and bars. There are local shops a little closer including a Co-op store and a Sainsbury's Local. A bus service runs close by linking with the railway station and neighbouring districts. The Princess Royal Hospital is approximately 0.4 miles to the south and there are numerous primary schools within a short walk of the property.

Children from this side of town generally fall into the catchment area for Oathall Community College with its own farm in neighbouring Lindfield although some go onto Warden Park Secondary Academy in Cuckfield.

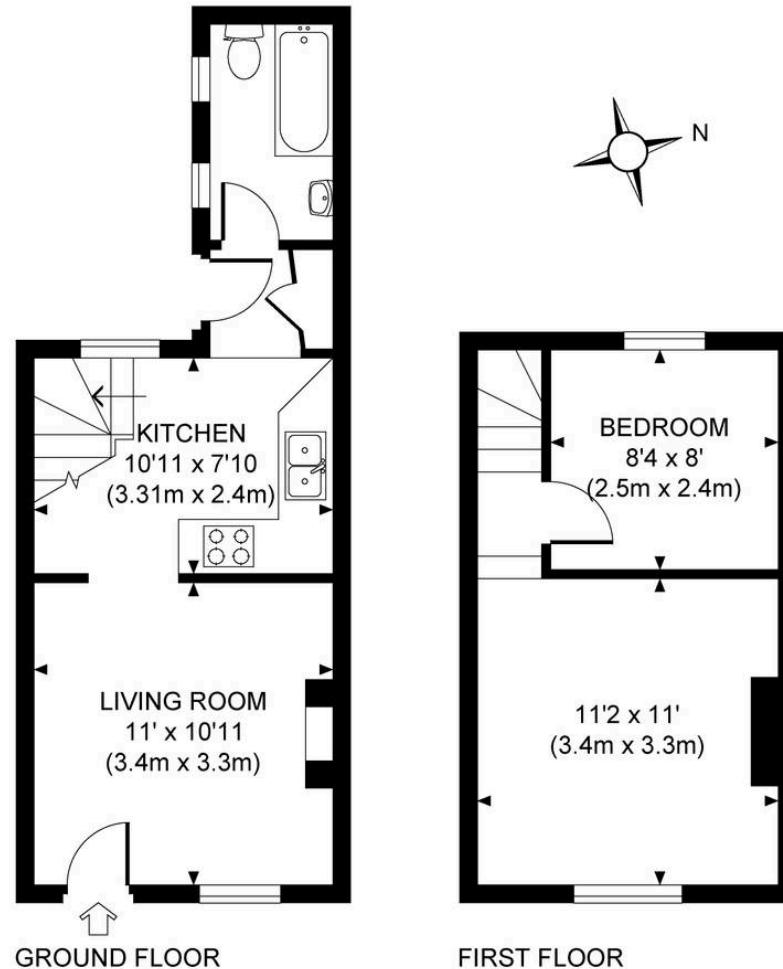
The railway station is approximately 1 mile distant and provides fast commuter service to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

By road, access to the major surrounding areas can be gained via the new A272 (relief road) and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney.

**Distances on foot in miles (approximately)** Railway station (1.0) Princess Royal Hospital (0.4) Primary Schools: St Wilfrid's (0.4) St Joseph's (0.25) Warden Park Primary Academy (0.35) Secondary Schools: Oathall Community College (1.1) Warden Park Secondary Academy (1.5)



Approximate Gross Internal Area  
473 sq ft / 44.0 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)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.