



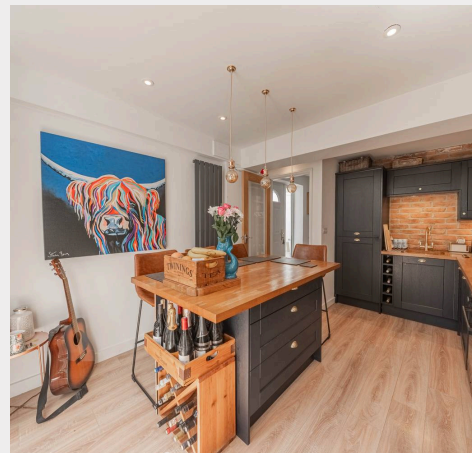
3 Petlands Gardens, Haywards Heath, West Sussex RH16 4DL
£400,000





A delightful Victorian end of terrace cottage (864 sq ft) which in recent years has been the subject of a very thorough refurbishment programme, including a loft conversion and a kitchen extension, to provide a beautiful character home with a south-facing garden tucked away down a through-lane on the southern edge of the town centre, close to the hospital and St Wilfrid's Primary School.

- Refurbished cottage dating from the 1860s
- The subject of major works 5 years ago
- Loft converted to create a master suite
- 2 double sized first floor bedrooms
- Living room, kitchen & orangery-style extension
- Beautiful downstairs second bathroom
- Works include new roof, electrics, heating, plastering, cavity wall insulation & decoration, etc
- Potential parking space at front for small car
- 35' x 16' south facing garden
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: C



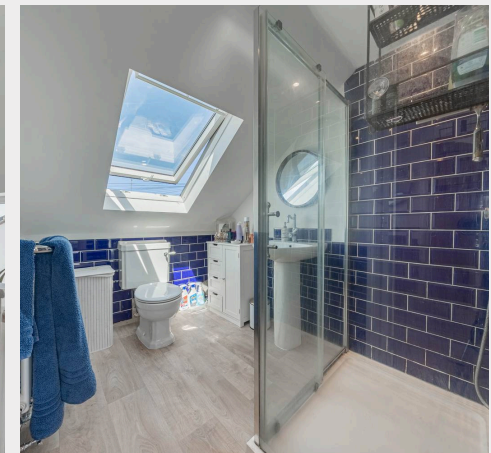
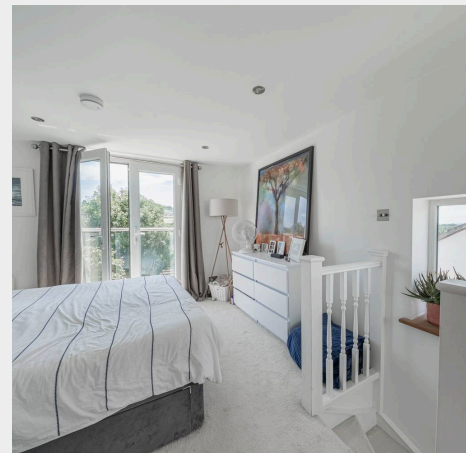
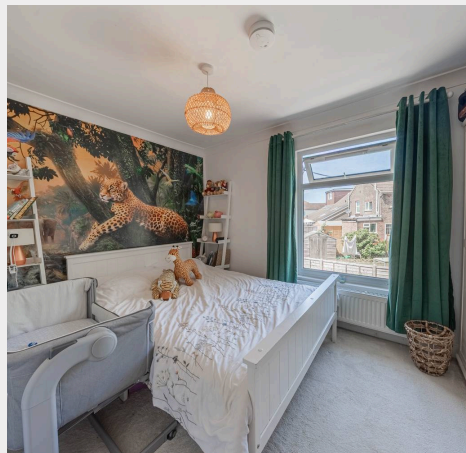
The property is located in a tucked away through-lane off Franklynn Road in this established part of town just to the south/east of the town centre between the main shopping areas and the hospital. Local facilities include a Coop store and late night petrol station and within a 5 minute walk you have 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.

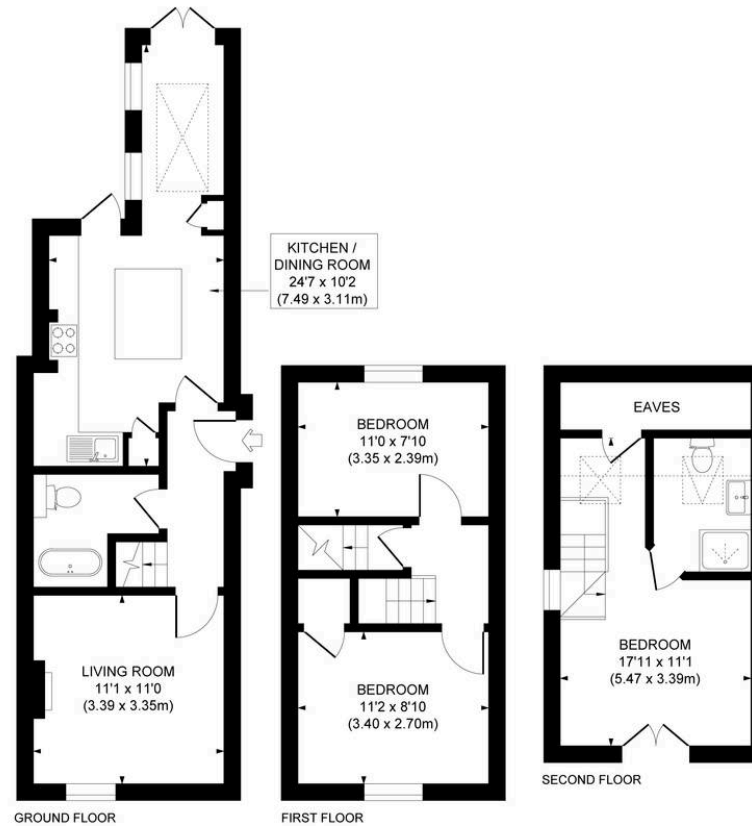
Distances (in approximate miles on foot/train/car)

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
864 sq. ft / 80.29 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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