



## 87 Hoblands, Haywards Heath, RH16 3SB

What we love...

Two-bedroom end-of-terrace home in a peaceful position overlooking a central green, with new combination boiler and full re-wire.

Ground floor with sitting room and kitchen/diner opening onto a fully paved garden.

Main bedroom with fitted wardrobes, second bedroom and modern bathroom; gas central heating, double glazing, ultrafast broadband.

Garden includes garage en-bloc and plenty of on-road parking; potential for off-road parking subject to planning.

Larger garden offers scope for rear extension or conservatory, also subject to planning; close to local amenities, Haywards Heath town centre 1.5 miles, mainline station just over 2 miles.

**Guide Price £315,000 - £325,000**

### The Home...

This two-bedroom end-of-terrace home is an ideal first or second purchase, enjoying a peaceful position overlooking a central green and set away from passing traffic. The property has been significantly upgraded in recent years, including a new combination boiler, full electrical re-wire, and modern fittings throughout.

The ground floor features a useful entrance porch for coats and shoes, a welcoming sitting room with space for two sofas, and a sociable kitchen/diner spanning the rear of the house, which leads directly onto the garden.

### Potential to Extend...

With a larger-than-average garden, there is potential to add a single-floor rear extension or conservatory, creating additional living space, subject to planning permission and the usual consents.

Upstairs are two bedrooms, with the main bedroom benefiting from fitted wardrobes, alongside a modern family bathroom with overhead shower and heated towel rail. The property also enjoys gas-fired central heating, full double glazing, and access to ultrafast broadband. The home is offered with vacant possession.



### Step Outside...

The rear garden is fully paved, providing a low-maintenance outdoor space for seating and entertaining. There is a garage en-bloc and a good amount of on-road parking within the development. In our view, there may be potential to create off-road parking at the rear, although any changes would require consultation with Mid Sussex District Council and the necessary planning permissions, and no investigations have been carried out in this regard.

### The Location...

Hoblands is a popular, established residential road in south-eastern Haywards Heath, forming part of the sought-after Northlands Wood area near the Lindfield border. Local amenities including Northlands Wood Primary School, a doctor's surgery, pharmacy, Tesco Express, and the Princess Royal Hospital are all within walking distance.

Haywards Heath town centre is approximately 1.5 miles away, offering extensive shopping facilities, while the mainline station is just over 2 miles distant, providing fast and frequent services to London (around 47 minutes), Brighton, and Gatwick Airport. Road links via the A272 and A23(M) are easily accessible.

### The Finer Details...

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: C

Broadband Speed: Up to 910Mb (Ultrafast)

We believe this information to be correct but recommend intending purchasers verify details prior to exchange of contracts.

