



BRITISH
PROPERTY
AWARDS

2019

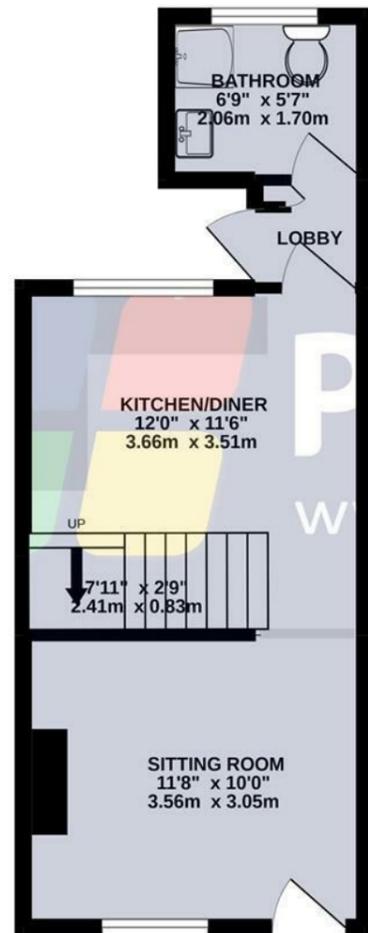


GOLD WINNER

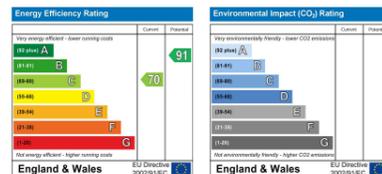
ESTATE AGENT IN
HAYWARDS HEATH

GROUND FLOOR

1ST FLOOR



Plans for illustration purposes only. Intending purchasers should check measurements personally.
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3 Triangle Road, Haywards Heath, Sussex, RH16 4HN

Price £300,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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What we like . . .

- * Delightful character home recently renovated.
- * Bespoke kitchen
- * Newly fitted boiler
- * Prime position for Haywards Heath town centre and walk of the station.
- * Long, sunny cottage garden

The House . . .

A fine example of a Victorian home situated in the heart of Haywards Heath comprising of a cosy sitting room, bright kitchen/diner, and newly fitted family bathroom featuring a unique Japanese 'soaking' bathtub. On the first floor are two double bedrooms, the front bedroom featuring fitted wardrobes whilst the rear overlooks the garden.

Smartly decorated, the home has been updated and improved throughout, including a new 'combi' boiler, composite front door, new double-glazed windows, replaced flat roof, new wiring in the kitchen and replaced consumer unit. All ceilings have been re-plastered and decorated as well as new carpet laid throughout.

The property is free from stamp duty for first-time buyers and offers a great opportunity for a buy-to-let investment, on the rental market PSPLettings feel the property would achieve £1,050 pcm. Viewing is recommended.

Step Outside . . .

The large (approx. 60ft) garden has been beautifully planted, with a variety of colourful flowers and shrubs it will 'come alive' in the summer months, perfect for 'al-fresco' dining. An exciting space for a budding gardener or providing options for those wanting an outside home office or workshop (subject to any relevant permissions).



The Location . . .

Triangle Road is conveniently located 0.3 mile from Haywards Heath town centre with its extensive shopping facilities. Haywards Heaths mainline train station is within walking distance and provides fast and regular services to London (Victoria/London Bridge is approximately 47 mins), Brighton and Gatwick Airport.

By car, these surrounding areas can be easily accessed via the A272 & A23(M). There are several well-regarded schools within walking distance including St. Wilfred's and St. Joseph's Primary Schools and Oathall Community College.

Haywards Heath town centre with its extensive range of shops, cafés, bars and restaurants is less than one mile distant. 'The Broadway' is the buzzing social centre of the town, is less than a mile distant and offers Cafe Rouge, Cote Brasserie, Pizza Express and a range of popular independent bars.

Additionally, Waitrose Superstore is within easy walking distance. There are a variety of other local amenities within close proximity including a convenience store while Sainsburys Superstore and the Dolphin Leisure Centre.

Information . . .

Tenure: Freehold

Local Authority: Mid Sussex District Council

Broadband Speed: 9mbps (basic) 80mbps (superfast)

EPC: C (Carried out prior to various improvements)

Council Tax Band: C

