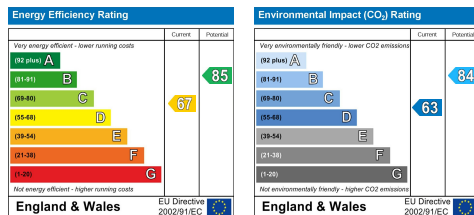


TOTAL FLOOR AREA : 843 sq. ft. (78.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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27 Triangle Road, Haywards Heath, West Sussex, RH16 4HN

Price £360,000 Freehold



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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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## 27 Triangle Road, Haywards Heath, West Sussex, RH16 4HN

What we like...

- \* Beautiful period home, combined with contemporary interiors.
- \* Centrally located for town centre, schooling and just over a mile to the station.
- \* Modern attributes such as gas central heating & replacement double glazing.
- \* Semi-converted loft room, ripe for formal conversion, STPP.
- \* Vendor suited with new build purchase, meaning swift move is possible.

### The House...

This utterly charming & beautifully presented, bay fronted, Victorian end-terrace home is conveniently located in the heart of Haywards Heath, thus conveniently located for the town centre, Princess Royal Hospital and reputable local schooling.

There is the wealth of retained character that make these homes so popular, including attractive fireplaces, bay windows and high ceilings, which combine to provide a period feel. The house has also been greatly improved in recent years and enjoys modern attributes such as gas central heating with a 'Worcester' combination boiler (2018) and double glazed windows throughout.

In terms of accommodation, the house has the traditional two reception rooms with the inviting sitting room being positioned at the front of the house, with bay window, ornate fireplace and attractive built in storage either side of the chimney breast. The dining room overlooks the garden and leads through to the kitchen making it the ideal spot for entertaining guests. The kitchen itself is sleek & stylish, with a range of white high gloss units, wooden worktops, some integrated appliances (oven, gas hob, extractor and dishwasher), contemporary splash back tiling and a door on to the garden.

On the first floor are three bedrooms and the modern family bathroom. The master bedroom enjoys a built-in wardrobe and cast-iron fireplace, whilst bedrooms two & three are both well-proportioned. There is also a useful semi-converted loft room with velux window, flooring and storage. This space is accessed via a pull-down ladder and could be converted into an additional bedroom, subject to any necessary planning consents.

Further benefits include tasteful, contemporary styling and plenty of external kerb appeal.

### Step Outside...

To the rear is an attractive, landscaped rear garden, which measures 32ft (max) x 18ft with a westerly aspect, meaning afternoon/evening sunshine in the summer months. The paved terrace that sits adjacent to the house is the ideal spot for 'al-fresco' dining and the garden is fully enclosed by timber fencing providing plenty of seclusion. To the front, the pretty garden area is enclosed by picket fencing.



### 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 approx 47 mins), Brighton and Gatwick Airport. The Broadway is the towns' social centre with a selection of bars, restaurants and pubs including Cote Brasserie, Cafe Rouge, Pizza Express, Zizzi, Lockhart Tavern, IdleWild and Orange Square.

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

### NB

Period cottages such as this are seldom available in central Haywards Heath and viewing is therefore highly recommended.

### Information

Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: C

### Garden photo

To follow..

