



13 Hoblands
Haywards Heath, RH16 3SB

 Mark Revill & Co

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Guide Price £375,000 Freehold

A beautifully modernised 2 bedroom end of terrace house, thoughtfully upgraded by the current owner to offer stylish and contemporary living. The property features a useful entry porch, living room, and a stylish kitchen/breakfast room, perfect for entertaining. Upstairs, you will find two well proportioned bedrooms and bathroom. The large, beautifully landscaped garden is a standout feature, providing an idyllic outdoor space to relax or entertain. In addition, there is a garden office/gym with patio doors, electric heating and versatile use for work or leisure. The garden also provides access to the garage, with side access and a gate leading to the off-road parking area which is block-paved, offering space for up to 3 vehicles. The property offers scope to extend (subject to planning permission), providing future potential for further development if required. This home is a must-see for those seeking a modern, move-in-ready property with ample outdoor space and parking.

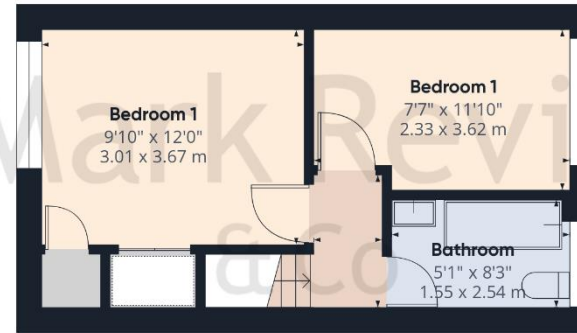
Situated in this much favoured location just a short walk from the Princess Royal Hospital and the well regarded Northlands Wood Primary School, Tesco Express, chemist and surgery. Haywards Heath town centre is within easy reach offering a wide range of shopping facilities and an array of restaurants in the nearby Broadway. A modern leisure complex is also close at hand and 2 superstores, the mainline railway station offers fast and frequent services to central London (Victoria/London Bridge 42-45 minutes), and the A23 lies to the west offering direct road access to London Gatwick International Airport and the cosmopolitan city of Brighton and the south coast which is approximately 15 miles distant. To the north of Haywards Heath lies the Ashdown Forest National Park with an abundance of natural countryside pursuits.







Ground Floor Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

931.19 ft²

86.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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