



110 Hoblands
Haywards Heath, RH16 3NB

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£495,000

This attractive detached house offers bright, spacious and well-presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This excellent home features a delightful secluded rear garden enjoying a favoured southerly aspect and the accommodation incorporates 4 bedrooms, bathroom, cloakroom, a fine sitting room, separate dining room and a well fitted kitchen/breakfast room complete with some appliances. There is an integral garage approached by a wide block paved drive.

**** NO ONGOING CHAIN ****

Situated in this much favoured established location just a short walk to a Tesco Express, doctor's surgery, chemist and the well regarded Northlands Wood Primary School. Princess Royal Hospital is close at hand and the town centre is within easy reach offering a wide range of shops, an array of restaurants, several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass providing direct access to the motorway network, Gatwick Airport is 14.6 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Hall uPVC double glazed front door. Radiator. Door to garage.

Cloakroom Low level wc and basin. Double glazed window. Radiator. Half tiled walls.

Inner Hall Understairs cupboard. Radiator. Stairs to first floor.

Sitting Room 15'9" x 12'4" (4.80m x 3.76m) Polished stone fireplace and hearth. TV aerial point. 2 large double glazed windows to front. Radiator.

Dining Room 11'7" x 10'8" (3.53m x 3.25m) Radiator. Double glazed doors to rear garden.

Kitchen 12' x 9'1" (3.66m x 2.77m) Comprehensively fitted with an attractive range of units comprising inset composite bowl and a half sink with mixer tap, extensive work surface, cupboards, drawers, plumbing for dishwasher and washing machine under. 4 ring gas hob (not working) with concealed extractor hood over flanked by wall cupboards. Built-in Creda **electric double oven**, cupboard under and over, adjacent tall shelved cupboard. Matching L shaped worktop/breakfast bar, integrated **fridge** and **freezer** beneath. Glazed wall cabinet. Wall cupboard housing Worcester gas boiler. Double glazed window. Radiator. Part tiled walls. Tiled floor. Double glazed door to outside.

FIRST FLOOR

Landing Hatch to loft space.

Bedroom 1 12'9" x 9'8" (3.89m x 2.95m) Door to eaves storage. Double glazed window. Radiator.

Bedroom 2 12'9" x 7'1" (3.89m x 2.16m) Door to eaves storage. Double glazed window. Radiator.

Bedroom 3 11'3" x 7'11" (3.43m x 2.41m) Door to eaves storage. Double glazed window. Radiator.

Bedroom 4 9'8" x 9'3" (2.95m x 2.82m) *plus door recess*. Door to eaves storage. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, independent shower over, bi-fold glazed door, pedestal basin with mixer tap, close coupled wc. Heated ladder towel warmer/radiator. Built-in airing cupboard housing hot water cylinder and slatted shelving. Fully tiled walls. Vinyl flooring.

OUTSIDE

Integral Garage 17'11" x 7'8" (5.46m x 2.34m) *plus deep recess*. Electronically operated roller door. Gas and electric meters.

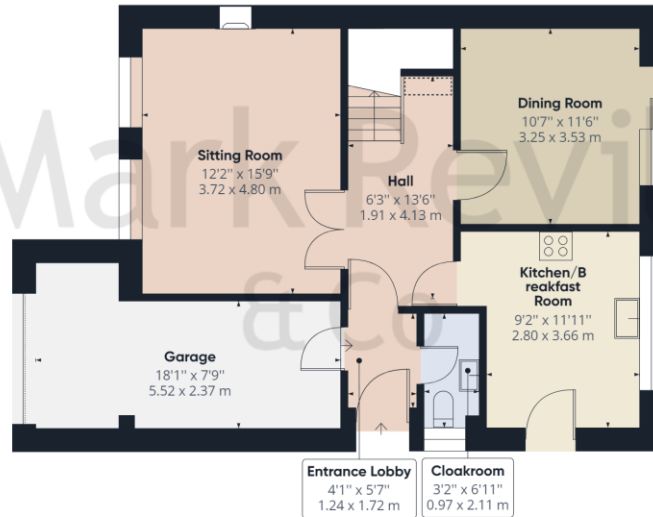
Private Block Paved Drive Offering parking for 2 vehicles.

Front Garden Neatly laid to lawn with colourful flower and shrub borders. Wide block paved side access with outside lights. Gate to:

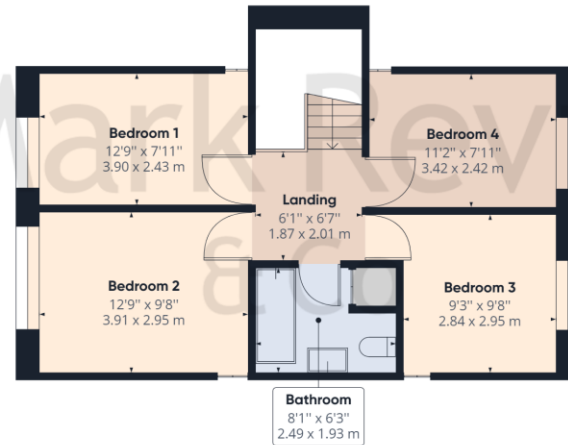
Attractive South Facing Rear Garden About 40 feet (12.19m) in length. Arranged with a block paved sun terrace with curved retaining wall, well-tended lawn, gravelled area at the far end, herbaceous borders planted with a variety of flowers and shrubs including fuchsias, roses, hydrangeas, etc. Water tap, outside lights. The garden is fully enclosed by timber fencing and clipped mixed hedge to the eastern boundary. Block paved side access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1267.77 ft²

117.78 m²

Reduced headroom

4.54 ft²

0.42 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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

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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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