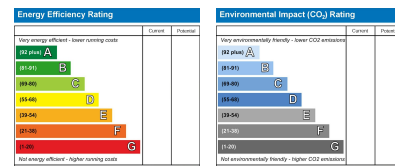


**Approx. Gross Internal Floor Area 688 sq. ft / 64.01 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**6 Petlands Gardens, Haywards Heath, West Sussex, RH16 4DL**

**Guide Price £365,000 Freehold**

**PSPhomes**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
 3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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## 6 Petlands Gardens, Haywards Heath, West Sussex, RH16 4DL

Guide £365,000 - £375,000

What we like....

- \* Charming character cottage with wealth of retained period features.
- \* Peaceful, tucked away but convenient central location.
- \* Two reception rooms, two bedrooms and two bath/shower rooms.
- \* Parking space and sunny southerly garden.
- \* No chain means swift move is possible.

**Guide £365,000 - £375,000**

### Character Cottage....

If you're looking for a charming character cottage, with parking, that enjoys a peaceful, tucked away position but still within easy reach of all the amenities Haywards Heath has to offer then look no further than this utterly fabulous Victorian cottage on Petlands Gardens.

The cottage offers a wealth of retained character that will appeal to any lover of period property. As you enter, the porch provides a break between the outside and sitting room. The sitting room itself has a beautiful fireplace as its focal point. The roaring open fire creates a cosy ambience on those chilly winter's evenings.

The dining room sits adjacent to the kitchen, great for entertaining. The log burner, exposed floorboards and panelled doors combine to create a truly cottage feel.

The bespoke kitchen has timeless, shaker style cabinetry sitting under wooden & stone counters. There is a side door that leads out to the garden and a second door leads through to the ground floor bathroom and utility beyond.

On the first floor there are two double bedrooms and a stylish ensuite shower room. The main bedroom also has fitted wardrobes.

The loft space has been semi-converted and provides excellent storage and could easily be used as an occasional work from home space.

### Step Outside...

Stepping outside you have a low maintenance and sunny south facing courtyard garden, featuring a brick built storeroom with hard-wired electricity, a perfect space for those who want to relax without endless upkeep. Gated rear access leads to an allocated parking space has been cleverly created and is accessed via Lowfield Road to the rear.



### Out & About

Petlands Gardens is a hidden side road that sits in the heart of Haywards Heath and is mainly made up of Victorian cottages. You are within a half-mile of Haywards Heath's bustling town centre with 'The Orchards' providing fabulous shopping facilities including Marks & Spencers. South Road is home to the delightful Hart Country Store Delicatessen & Café, Flinders Coffee Shop, Francisco Lounge Café Bar and Pure Gym. The town also has a Waitrose and Sainsburys Superstore. The Broadway is the town's buzzy social centre with a brilliant selection of restaurants including Pizza Express, Lockhart Tavern Gastropub (serving superb Sunday Roasts), WOLFOX Coffee Roasters and Orange Square bar.

For commuters, Haywards Heath's mainline station is 1.2 miles distant and provides enviable services to London (Victoria/London Bridge in 47 mins), London Gatwick International Airport (15 mins) and Brighton (20 mins).

The area has a range of highly regarded schools in both the private and state sectors. The closest state school is St Wilfrid's on the parallel Eastern Road, whilst Oathall Community College is within walking distance for secondary education.

### The Specifics....

Tenure: Freehold

Title Number: WSX97230

Local Authority: Mid Sussex District Council

Council Tax Band: C

Services: Mains water, electric, drainage and gas

Garden Orientation: Southerly

Available Broadband Speed: Ultrafast (up to 1000 mbps download)

We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally..

