



**Pinewood Way
Haywards Heath, RH16 4JU**

**Asking Price Of
£400,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

**Pinewood Way,
Haywards Heath, RH16 4JU**



LOCATION

The home is situated in a popular location being close to the Vale surgery, the Princess Royal Hospital and still within walking distance of the town centre. Haywards Heath mainline station offers a fast and frequent service to both London and the coast and the bypass provides a direct route to the motorway network including Gatwick Airport to the North.

PROPERTY

Tenure: Freehold

A lovingly updated three bedroom semi-detached family home occupying an elevated position. The property, built circa 1993, boasts a spacious open-plan lounge/diner running the length of the property. There is a modernised galley style kitchen with a serving hatch to the dining area and a door leading to the beautifully kept south-facing garden.

Upstairs there are three bedrooms, two of which are generous doubles, a modern bathroom and separate toilet.

OUTSIDE

To the rear of the property there is a stunning, south-facing tiered garden boasting a large patio area, lawned area, storage shed and plenty of mature plants. A gate from the garden leads to the generous driveway to the side of the house offering ample off-street parking.





Buses

2 minute walk



Shops

Sainsbury's Local
0.6 miles



Trains

Haywards Heath – 1.7 miles
Wivelsfield – 2.4 miles



Airport

Gatwick
15.2 miles



Roads

M23
11.4 miles



Sport & Leisure

St Francis Social & Sports Club
1.5 miles
The Dolphin
2.2 miles



Rental Income

£tbc



Schools

St Joseph's Catholic Primary
St Wilfrid's CofE Primary
Oathall Community College



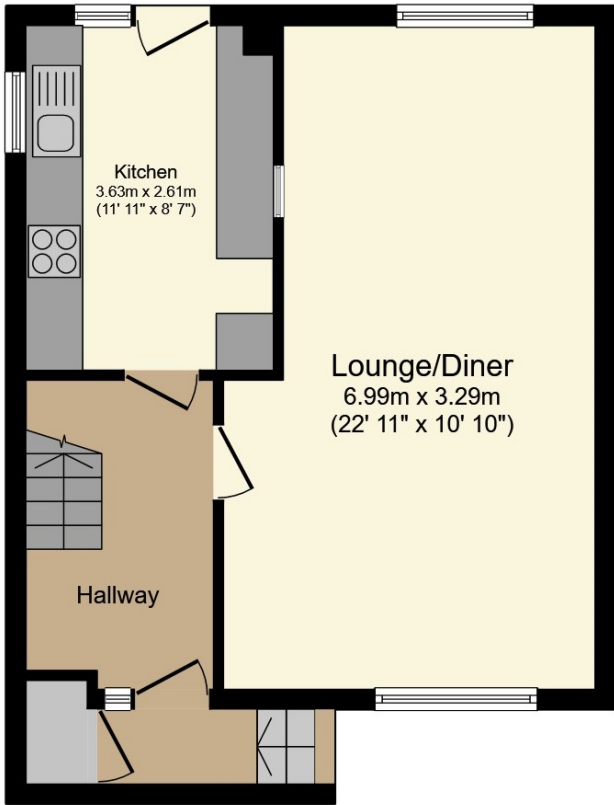
Broadband

Up to 500 Mbps

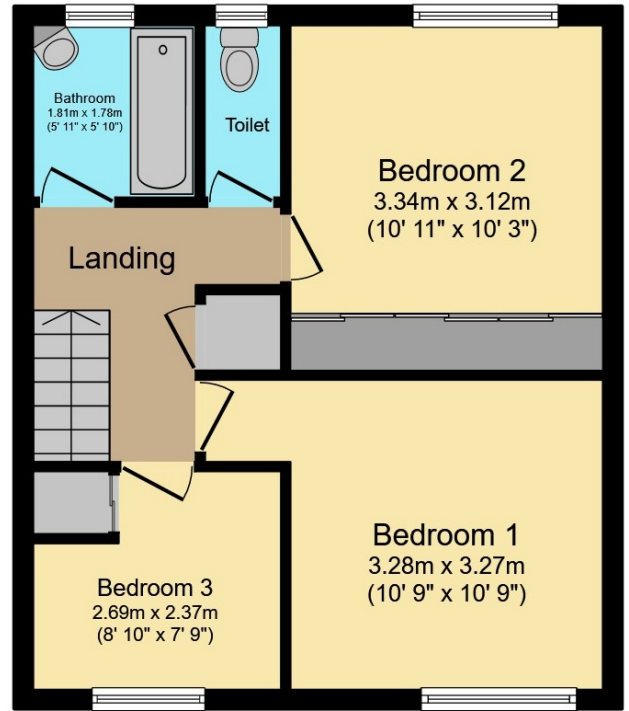


Council Tax

Band D

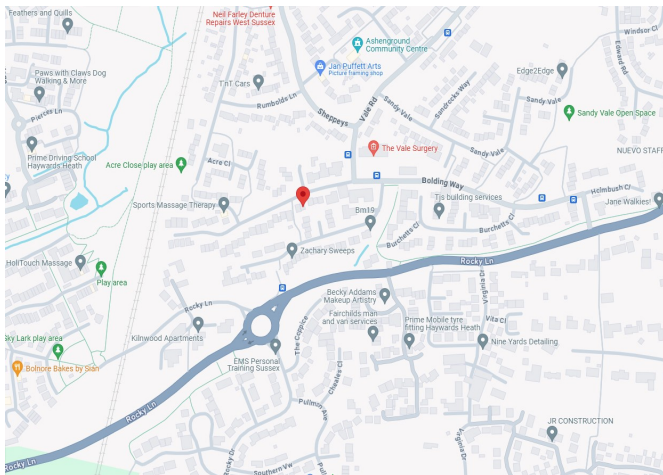


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

936 sq ft / 87 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447
hhsales@brocktaylor.co.uk



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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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