



**Centenary Way
Haywards Heath, RH16 4UZ**

**Offers In Excess Of
£550,000**

**01444 474447
brocktaylor.co.uk**

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

Centenary Way, Haywards Heath, RH16 4UZ



LOCATION

This fantastic family home is set in the highly sought after Bolnore Village within Haywards Heath, built approximately 7 years ago. You can walk to Haywards Heath Town Centre/Train Station within 20 minutes. Haywards Heath Town Centre has all the amenities you should require, along with The Princess Royal Hospital.

ACCOMMODATION

Tenure: Freehold

This deceptively spacious family home is arranged over three floors, and located on a quiet edge of Bolnore Village. Downstairs, you'll find a W.C, Kitchen with integrated appliances and a large Living/Dining Room, complete with an under-stairs storage cupboard. Double patio doors lead you out from the Living space to the well sized Garden, offering plenty of space for a trampoline which is currently in situ, along with rear access to the attached Garage, giving potential to extend (STPP). Up the first set of stairs, at the top you'll find Bedrooms 2 & 3, with Bedroom Two benefiting from an En-Suite with a shower cubicle. Bedroom Three is currently utilised as a Study/Spare Bedroom, offering enough space for a double bed and scope to add a built-in wardrobe. A storage cupboard and family Bathroom are also off the first Hallway. Heading up to the top floor, the airing cupboard is to your left, with the door to the Main Bedroom on your right hand side. The Main Bedroom is stunning and offers more than enough space. The Juliet Balcony adds so much to an already beautiful bedroom, plus built in wardrobes, plenty of space for a desk should you be

working from home, and an En-suite with a shower. The property benefits from gas central heating and has double-glazed windows.

OUTSIDE

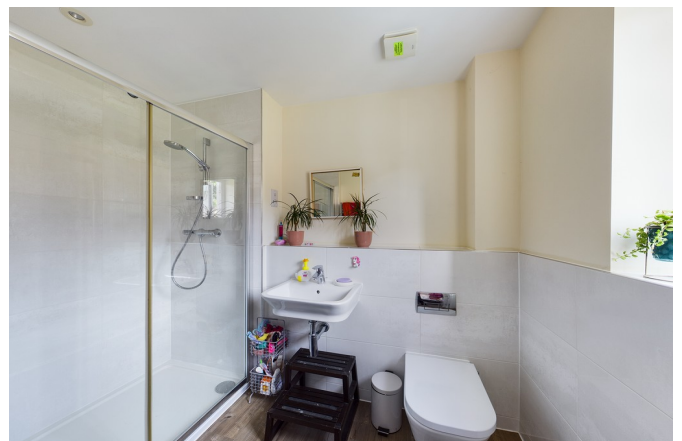
As mentioned above, this home has an attached Garage, complete with power and offering you the perfect future potential to extend (STPP) should you wish. Driveway parking allows room for one car, with the Garage offering space for a second, should you not wish to convert it. If you have little ones, not only do you have a reasonably spacious Garden for a newer build, you'll be pleased to know that a 'stones throw' from the property is a fantastic park, plus you're surrounded by stunning woodland walks and a short walk from the recreation ground, so you really are spoilt for choice here when it comes to access to outside space.

ADDITIONAL INFORMATION

Estate Management Charge: £331.34

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

10 minute walk



Shops

Co-op Food
10 minute walk



Trains

Haywards Heath
0.9 miles



Airport

Gatwick
13.7 miles



Roads

M23
9 miles



Sport & Leisure

The Dolphin
1.1 miles



Rental Income

£tbc



Schools

Bolnore Village Primary
Oathall Community
College



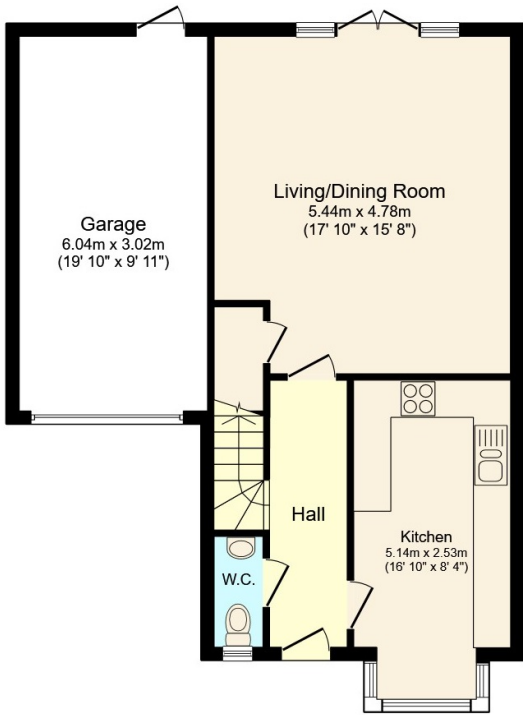
Broadband

Up to 145 Mbps

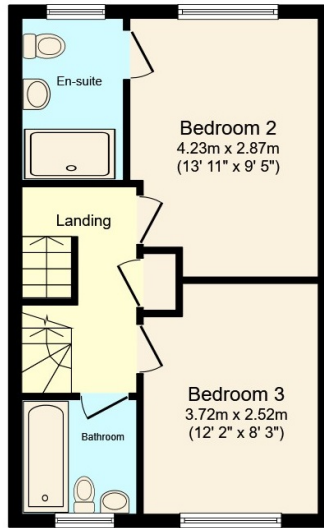


Council Tax

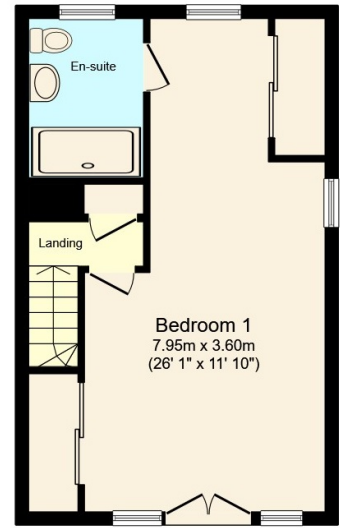
Band E



Ground Floor

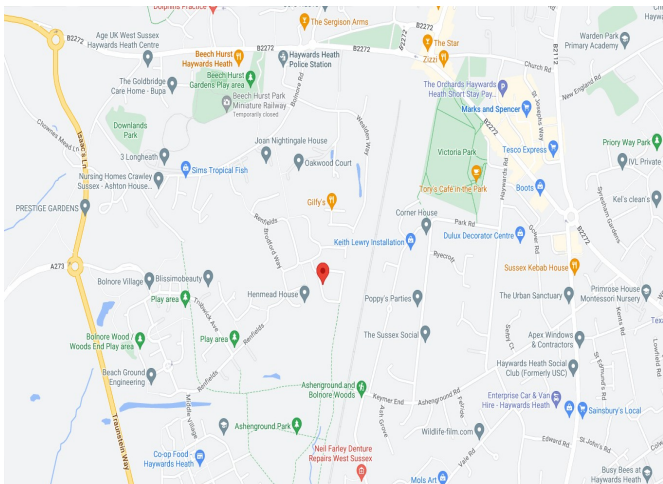


First Floor



Second Floor

Map Location



Total Approximate Floor Area
1,545 sq ft / 144 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(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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