



# Pierces Lane, Haywards Heath RH16 4LD



**THE PROPERTY** A modern two bedroom terrace house built circa 2005. The property is set over two floors and comprises; entrance hall, downstairs cloakroom, and kitchen with a range of appliances. The spacious lounge/dining room overlooks the pleasant south facing garden and includes a useful storage cupboard. To the upstairs are two double bedrooms both with built in storage. Completing the property is the modern bathroom with a shower over the bath. The property is available unfurnished from Mid July 2023.

**OUTSIDE** To the front of the property is an allocated parking for one car. The rear garden is south facing and offers a storage shed.



Total Approximate Floor Area

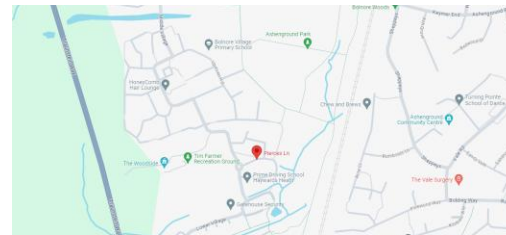
**721 sq ft**

Viewing arrangements by appointment through :

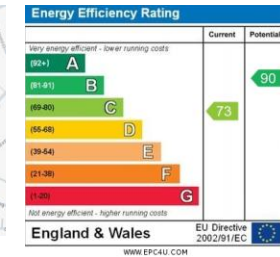
Brock Taylor  
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## Map Location



## EPC Rating



**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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Buses  
mins walk



Shops  
Co Op: 0.3 Miles



Trains  
Haywards Heath:  
2.5miles



Sport & Leisure  
The Triangle: 4.1  
miles



Airport  
Gatwick 14. miles  
miles



Schools  
Bolnore Primary  
0.3 miles



Broadband  
Up to ? Mbps



Roads  
M23  
9.5 miles



Council Tax  
Band D