



**West Park Road,
Haywards Heath, RH17 6DN**

**Offers In Excess Of
£450,000**

**01444 474447
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**Residential sales, lettings,
land and new homes.**

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LOCATION

Handcross is a popular village setting, conveniently positioned within a few minutes drive of the A23 and offering direct access to Brighton and the South Coast with links to the M23, Gatwick and beyond. The village has an interesting High Street with a number of independent retailers including, a traditional hardware store, Jo Co café set in a converted filling station and Handcross Village butchers. There is also a primary school, large recreation field that hosts a number of sports teams plus a parish hall and social club. The Red Lion Pub is popular in the village, as is the National Trust owned Nymans House & Gardens. The busy towns of Horsham and Crawley are both a short drive from Handcross and offer rail stations, extensive shopping facilities, a wide range of pubs, bars, restaurants, cinemas and theatres too.

ACCOMMODATION

Tenure: Freehold

The property offers generous accommodation having benefited from a historic extension, although there is still further potential to extend (stpp). On the ground floor there is a spacious living room with a feature fireplace and patio doors leading out into the garden. There is a generously

proportioned fitted kitchen/diner with a contemporary range of units, that incorporates a peninsular breakfast bar with ample space for a table and chairs too. In addition, there is separate utility room with a range of units plus space and plumbing for a washing machine. The first floor features a large master bedroom, with fitted wardrobes and a large en suite with walk-in shower. There are two further bedrooms and a modern white bathroom suite.

OUTSIDE

The property is set on a corner plot at the end of a cul-de-sac, with a good sized area of front garden, that is mainly laid to lawn, with a central walkway. The driveway leads to the detached garage with an up and over door, with additional hard standing set to the side. To the rear there is a raised decking platform, with a step down to an area of lawn, with a large shed and greenhouse, flower and shrub borders. There is also an attractive small area of park, to the side of the garden, planted with mature trees that can be used by residents.





Buses

5 minute walk



Shops

Hardware Store,
Newsagents &
Butchers



Trains

Balcombe
4.2 miles



Airport

Gatwick
11.9 miles



Roads

M23
2.9 miles



Sport & Leisure

K2 Crawley
3.9 miles



Rental Income

£1,600 pcm



Schools

Handcross Primary
Thomas Bennett
Holy Trinity CofE Secondary



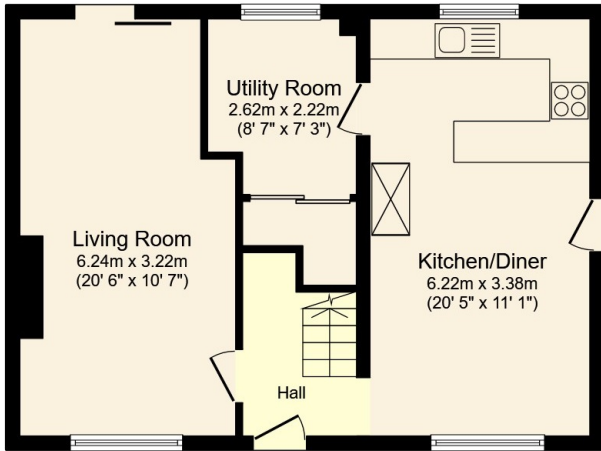
Broadband

Up to 67 Mbps

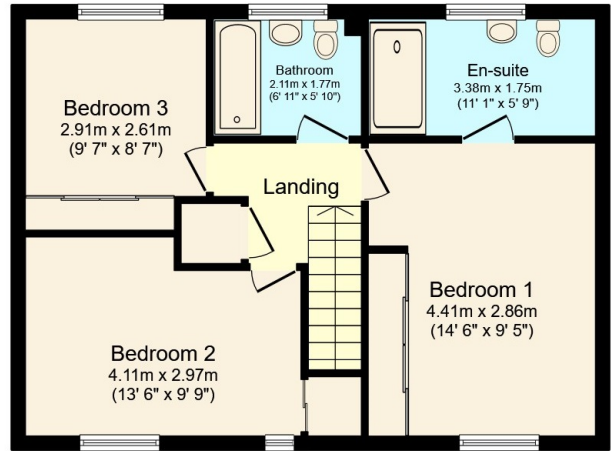


Council Tax

Band C

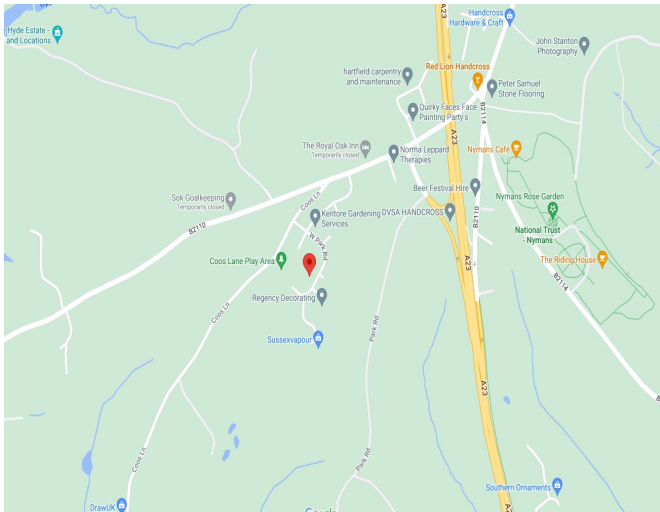


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,138 sq ft / 106 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		84
C	(69-80)	71	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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