



**Chapman Way
Haywards Heath, RH16 4UL**

**Guide Price
£400,000 to £425,000**

**01444 474447
brocktaylor.co.uk**

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

**Chapman Way,
Haywards Heath, RH16 4UL**



LOCATION

Southdowns Park is located on the southern edge of Haywards Heath close to the Princess Royal Hospital. The town offers a wide range of shopping facilities, an array of restaurants, a modern leisure complex, several parks and a mainline station offering a fast and frequent commuter service to London (Victoria/London Bridge 45 minutes). The A23 lies about 5 miles to the west of the town providing a direct route to the motorway network, Gatwick International Airport (13 miles), Brighton and the South coast.

ACCOMODATION

Tenure: Freehold

A fabulous semi-detached home, built in 2011, that has been lovingly updated by the current vendor to a very high standard. Boasting a WREN fitted kitchen with wall and base units, granite worktops, integrated oven, integrated microwave, 4 ring electric hob with extractor hood, insinkerator food waste disposal unit and space for fridge/freezer, washing machine and dishwasher. There is also a downstairs cloakroom leading off the entrance hallway, a bright lounge/dining room, a primary bedroom with ensuite shower, a second double bedroom and separate family bathroom.

OUTSIDE

A beautifully landscaped South-facing private rear garden with artificial grassed lawn, patio area, wooden storage shed and a solid hardwood timber side gate leading to an allocated parking space at the side of the property with a second allocated space close by. Chapman Way is a very quiet, no through road and looks out onto a mature wooded area opposite providing privacy to the homeowner.

ADDITIOANL INFORMATION

Annual amenity charge of £511.25 currently.

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

1 minute walk



Shops

The Orchards
1 mile



Trains

Haywards Heath
1.9 miles



Airport

Gatwick
14.6 miles



Roads

M23
9.9 miles



Sport & Leisure

St Francis Social & Sports Club
3 minute walk



Rental Income

£1,600 pcm



Schools

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



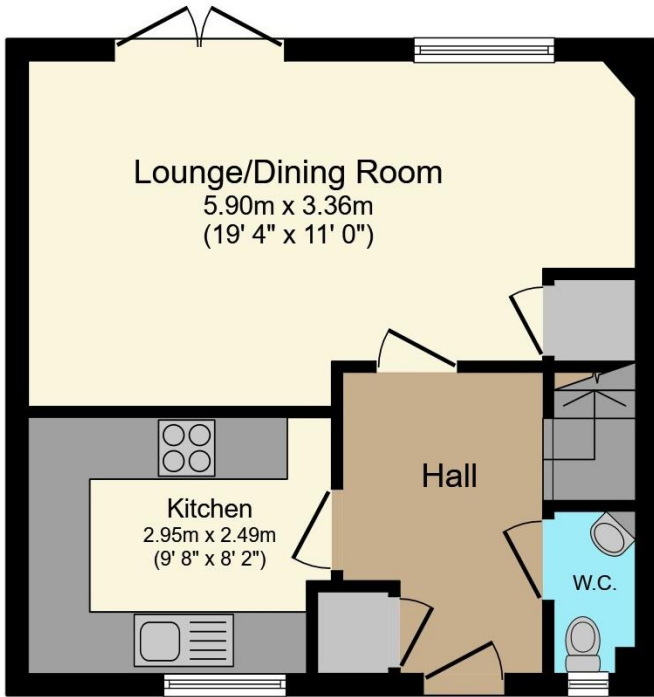
Broadband

Up to 500 Mbps

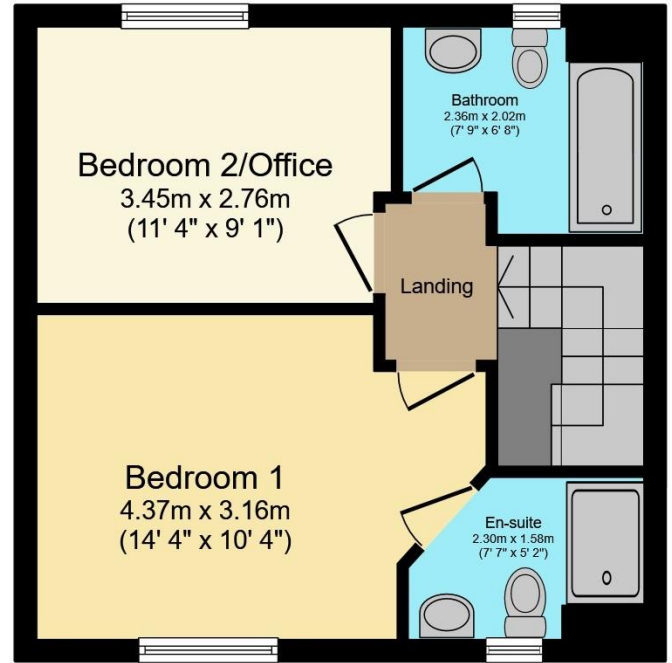


Council Tax

Band C

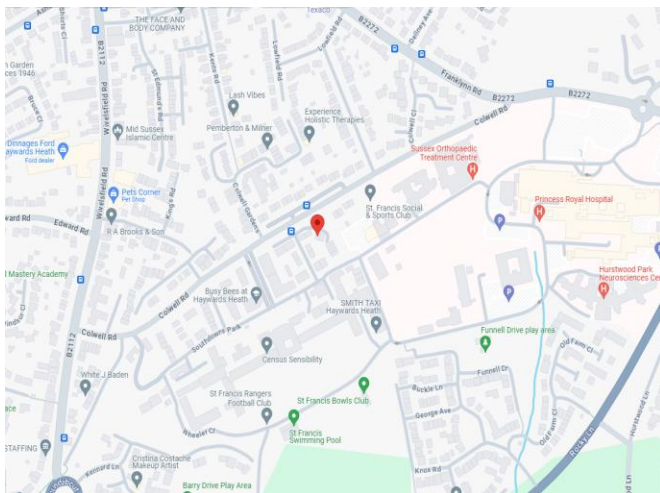


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
756 sq ft / 70.2 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	91
(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.

26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

