



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

**Guide Price  
£375,000 to £390,000**

**01444 474447  
[brocktaylor.co.uk](http://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, quietly situated on the grounds of Southdowns Park within walking distance of the Princess Royal Hospital and town centre. 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.

**ADDITIONAL 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**

£tbc



**Schools**

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



**Broadband**

Up to 500 Mbps

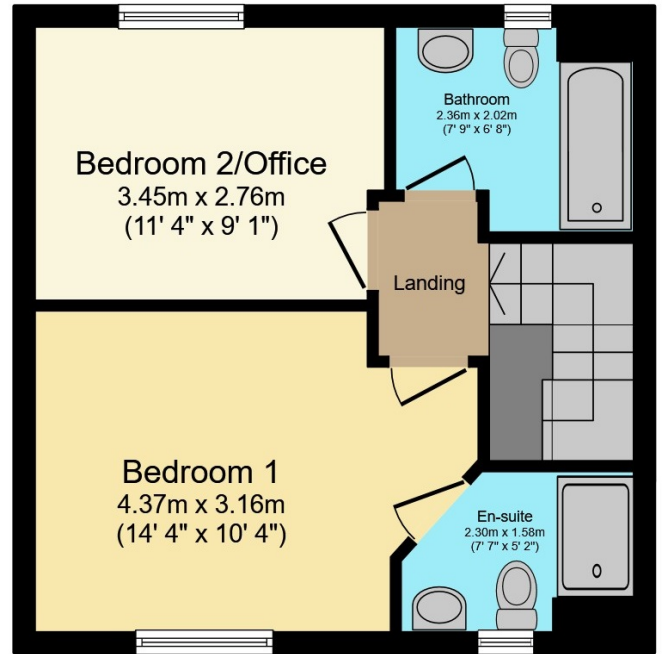


**Council Tax**

Band C

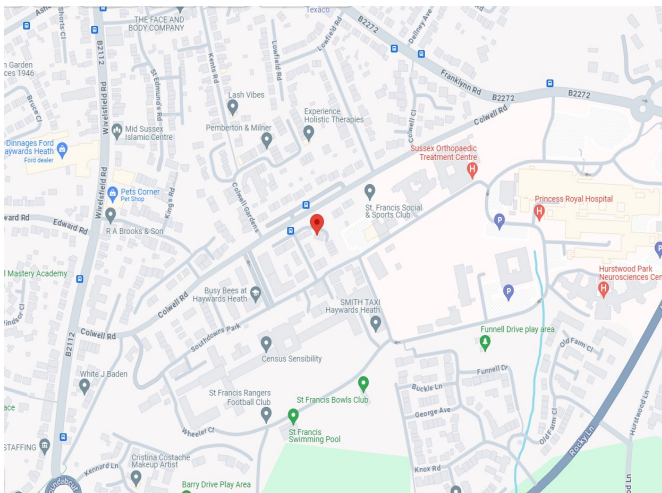


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**756 sq ft / 70 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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