



**Cattswood Lane
Haywards Heath, RH16 4GF**

**Asking Price Of
£425,000**

**01444 474447
brocktaylor.co.uk**

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

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LOCATION

Occupying a much favoured location near the centre of Bolnore Village, the property is within a short walk to several local shops and the highly regarded primary school. Bolnore Village lies approximately 1.5 miles from Haywards Heath with its wide range of shops and restaurants, modern leisure centre and a mainline railway station offering excellent services to London (Victoria and Thameslink to London Bridge). There is also a regular bus service into Haywards Heath. The main A23 is approximately 5 miles distant offering a direct route to the motorway network, the airports at Gatwick and Heathrow and the coast.

PROPERTY

Let me introduce you to this charming end of terrace home that's up for grabs! The property is in a good condition, waiting for its new owners. With three bedrooms, two bathrooms, and a single reception room, it's a perfect haven for families or couples looking for their next comfortable dwelling. The house features a tranquil main bedroom with an en-suite, a spacious double bedroom and a cosy single room. Each bedroom is designed to offer you a peaceful retreat after a long day. The open-plan kitchen is a delight, filled with natural light, boasting a dining space for memorable family meals. Access to the garden means you can enjoy your morning coffee amidst the beauty of nature. The separate reception room, overlooking the garden, is perfect for hosting guests or simply to unwind on a lazy afternoon. The property has an EPC rating of C and sits within the council tax band E. The house is nestled in a location that boasts nearby schools, local amenities, parks and a strong, warm local community, all while maintaining a quiet and peaceful environment. No onward chain.

OUTSIDE

One of the unique features of this home is the private rear garden, leading to the detached garage. A large side plot offers potential for you to get creative - increase the size of your garden or extend the house, subject to planning permission. Additional features include off-street parking which is a big plus.

ADDITIONAL INFORMATION

Tenure: Freehold

Development Charge: £469.35 per annum payable to Pembroke Property Management (paid half yearly)

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

2 minute walk



Shops

Co-op Food
2 minute walk



Trains

Haywards Heath
1.3 miles



Airport

Gatwick
17.1 miles



Roads

M23
9 miles



Sport & Leisure

The Woodside
4 minute walk



Rental Income

£tbc



Schools

Bolnore Village Primary
Warden Park
Oathall Community College



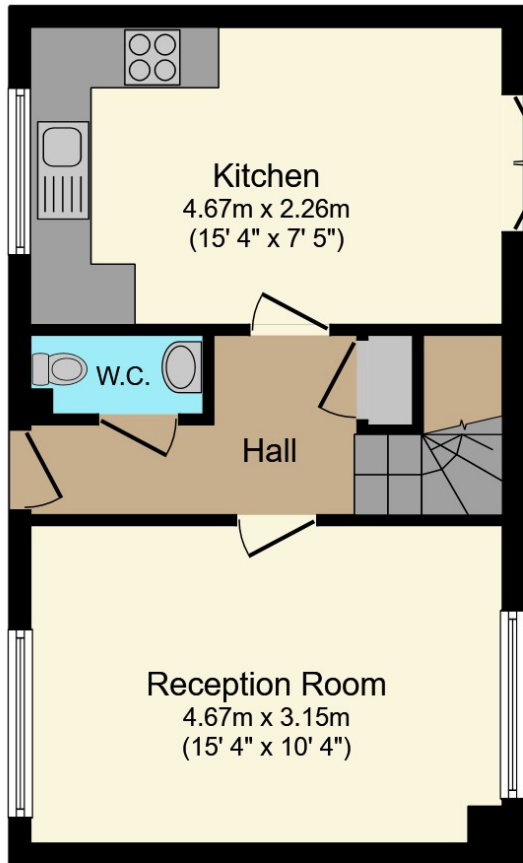
Broadband

Up to 500 Mbps

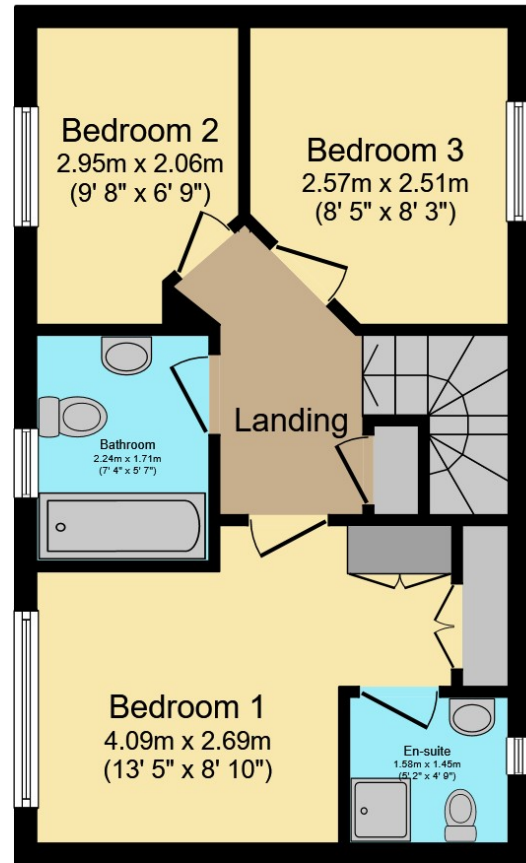


Council Tax

Band E

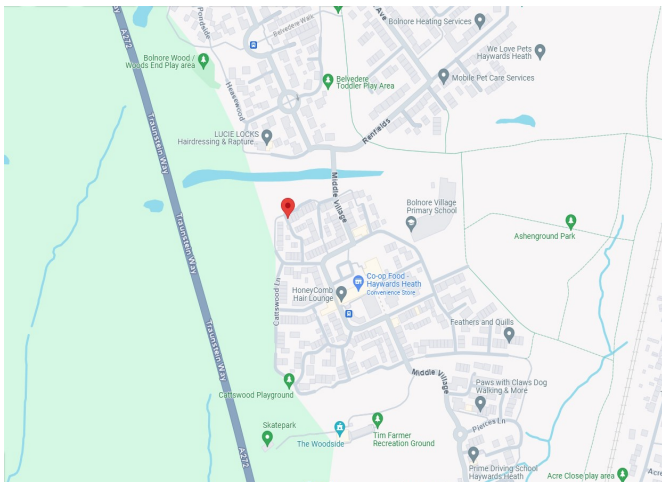


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
812 sq ft / 75 sq m

EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 74 | |
| (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

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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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