



**Sunnywood Drive
Haywards Heath, RH16 4PF**

**Asking Price Of
£789,950**

**01444 474447
brocktaylor.co.uk**

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

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LOCATION

Located just South of the popular Victoria Park, Sunnywood Drive is a popular residential road within walking distance of the town centre, which provides extensive facilities including the Orchards Shopping Centre. Haywards Heath's mainline station is approximately a mile distant (via Victoria Park) and provides fast & regular commuter services to London (47 minutes to Victoria/London Bridge), Gatwick International Airport and Brighton. By car surrounding areas are easily accessed via the A272 & A23(M), with the latter lying five miles west at Warninglid/Bolney.

PROPERTY

Tenure: Freehold

This immaculate detached house presents a rare opportunity for purchase. Perfectly suited for families or downsizers, the property is nestled in a highly sought-after location, boasting excellent public transport links, local amenities, and nearby parks.

The house features flexible accommodation of between three to five bedrooms. The master bedroom is truly exceptional, benefiting from a fabulous ensuite and a sizeable walk-in closet that could easily become a fourth 1st floor bedroom. The remaining bedrooms are all generously-sized doubles, providing ample space for family members or guests.

The property accommodates an open-plan kitchen, complete with a utility area and is flooded with natural light. The kitchen effortlessly combines function and style, offering a dedicated dining space and a cosy breakfast area, perfect for morning coffees or casual meals.

The generous lounge space is adorned with a large window and bi-folding doors, offering a picturesque view and direct access to the south-facing patio and garden. The second reception room provides a quiet and secluded space, ideal for relaxation or focused work.

Unique features of this property include an oversized single garage, providing secure off-street parking or additional storage. In terms of condition, the property is immaculate, meaning new owners can move in without the need for any immediate work. This house is a fantastic purchase for those seeking a family home in a desirable location with a host of beneficial features.

OUTSIDE

The large south-facing garden is a real sun trap and perfect for al fresco dining or simply unwinding with a good book. To the front of the property is parking for several vehicles all accessed by a private road leading off from Sunnywood Drive.





Buses

10 minute walk



Shops

M&S
1 mile



Trains

Haywards Heath
1.1 miles



Airport

Gatwick
14 miles



Roads

M23
10.6 miles



Sport & Leisure

St Francis Sports & Social Club
1.5 miles
The Dolphin
1.9 miles



Rental Income

£tbc



Schools

St Joseph's Catholic Primary
Oathall Community College



Fibre Broadband

Up to 910 Mbps

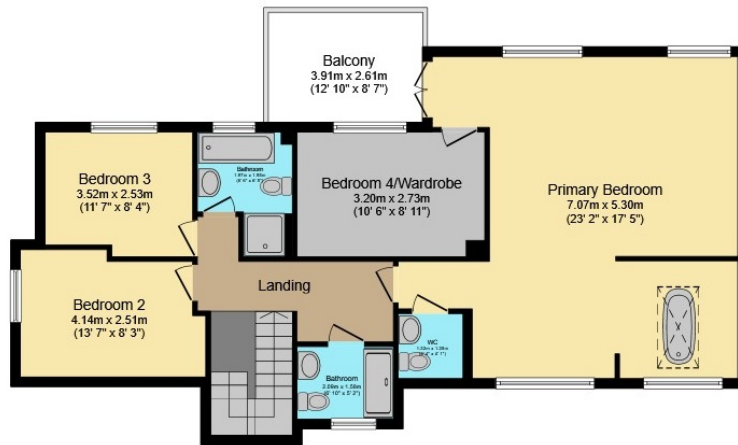


Council Tax

Band E

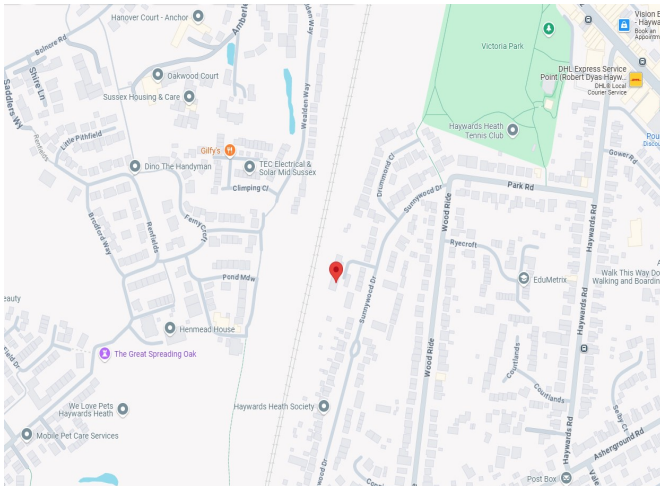


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
2,182 sq ft / 203 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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	
		70	79

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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