



**Sunnywood Drive
Haywards Heath RH16 4PF**

**Guide Price
£750,000 - £775,000**

**01444 474447
brocktaylor.co.uk**

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

Sunnywood Drive, Haywards Heath RH16 4PF

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GUIDE PRICE £750,000 - £775,000

PROPERTY

This immaculate detached house is 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 bedroom.

The property accommodates an open-plan kitchen/diner, 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.

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.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: E





Buses

5 mins walk



Shops

Town Centre
0.5 miles



Trains

Haywards Heath
1.1 mile



Airport

Gatwick
14 miles



Roads

M23
10.6 miles



Sport & Leisure

The Dolphin Leisure centre
1.2 miles



Rental Income

£ tbc



Schools

St Joseph's Catholic Primary
Oathall Community College



Broadband

Up to
1800 Mbps



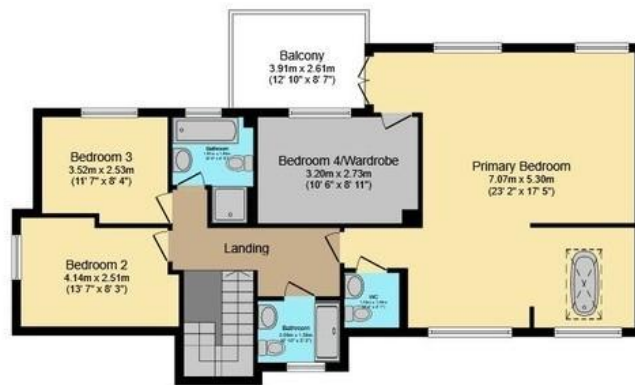
Council Tax

Band
E



Ground Floor

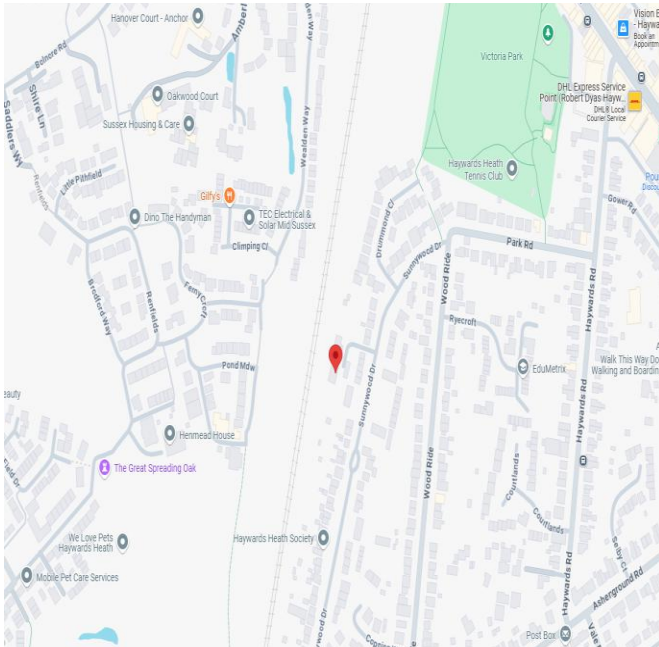
Floor area 105.9 sq.m. (1,140 sq.ft.)



First Floor

Floor area 96.8 sq.m. (1,042 sq.ft.)

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 | 70 | 79 |
| 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 have the services, appliances and fittings been 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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