



**Ryecroft
Haywards Heath, RH16 4NW**

**Guide Price
£300,000 to £325,000**

**01444 474447
brocktaylor.co.uk**

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

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LOCATION

Situated in a central location within walking distance to the town centre with its wide range of shops, the Broadway with its array of restaurants and to the mainline railway station providing fast and frequent services to both central London (Victoria/London Bridge 42-45 minutes) and Brighton.

The popular, family-friendly Victoria Park is close at hand and there are several well regarded schools in the locality. The town boasts a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies about 5 miles to the west of the town providing a direct route to the motorway network. Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

PROPERTY

Tenure: Freehold

A fantastic two-bedroom terraced home that has recently been improved to include a modern fitted-kitchen, newly

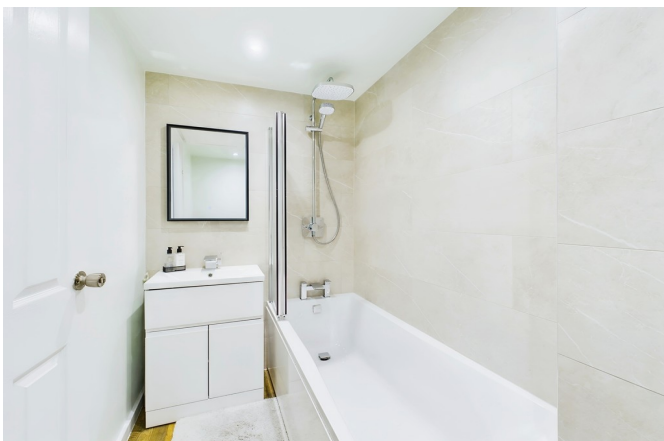
fitted bathroom with thermostatic shower, downstairs flooring, front and rear doors, garden patio and general redecoration throughout.

The downstairs living space comprises of large open planned lounge/diner and kitchen/breakfast room with a door out onto the garden. Upstairs includes two bedrooms with a family bathroom.

OUTSIDE

To the front is a small garden area and the rear West-facing garden is enclosed by fence panels providing privacy with a timber gate for access and a newly laid patio.

There is allocated parking bays and also plenty of on-street parking for guests and residents to use.





Buses

8 minute walk



Shops

M&S
10 minute walk



Trains

Haywards Heath
1.3 miles



Airport

Gatwick
14.4 miles



Roads

M23
10.6 miles



Sport & Leisure

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



Rental Income

£TBC pcm



Schools

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



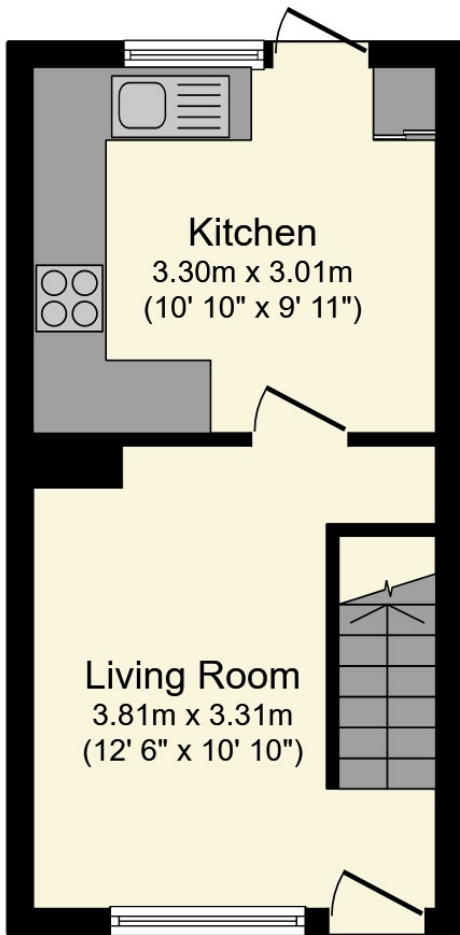
Broadband

Up to 67 Mbps

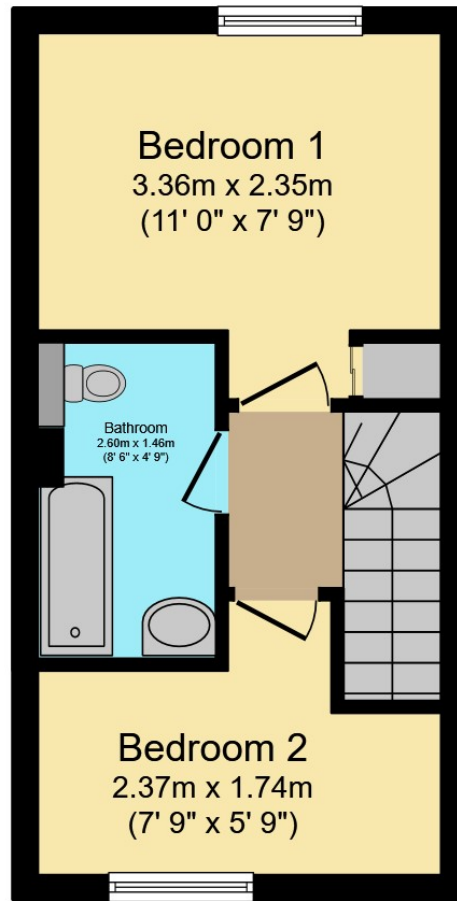


Council Tax

Band C

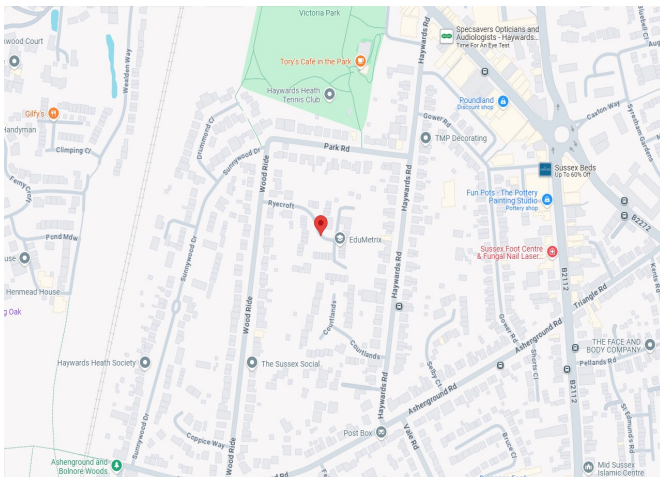


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
493 Sq Ft / 45.8 Sq Ft

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(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

01444 474447
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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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