



**Heasewood
Haywards Heath, RH16 4TJ**

**Guide Price
£425,000 to £450,000**

**01444 474447
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**Residential sales, lettings,
land and new homes.**

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LOCATION

Heasewood is a small cul-de-sac, set within the highly sought after Bolnore Village development, less than 2 miles from Haywards Heath station, with its direct service to London Bridge (44 mins) & Brighton (14 mins).

Bolnore features a popular primary school, that is within a short walk of the house, in addition to a Co-Op convenience store. The town and Orchards shopping centre are within easy walking distance, via a public footpath, that leads into Beechurst Gardens. The Broadway features a range of bars, restaurants and coffee shops. In addition both Warden Park senior school & Oathall Community College are easily accessible from the property.

PROPERTY

Tenure: Freehold

This modern style semi-detached home offers good-sized accommodation, arranged over two floors, with potential to extend (STPP).

On the ground floor there is an entrance hall, with a downstairs cloakroom, and a modern fitted kitchen with a bay window suitable for a breakfast table. There is a

generously sized living/dining room that leads to a well-proportioned conservatory overlooking the attractive South-facing garden.

On the first floor there are three bedrooms, with the primary bedroom featuring fitted wardrobes, and a modern white bathroom suite. The house also benefits from both gas central heating and double glazing.

OUTSIDE

The property nestles at the end of a cul-de-sac, and backs directly onto an area of ancient woodland offering a high degree of privacy. To the front there is a generous area of driveway that leads to a garage, with up & over door, power and lighting. The South-facing garden offers a good degree of privacy, with woodland screening and is enclosed by fencing with gated side access.





Buses

5 minute walk



Shops

Co-op Food
4 minute walk



Trains

Haywards Heath
1.8 miles



Airport

Gatwick
14.4 miles



Roads

M23
8.7 miles



Sport & Leisure

Woodside
6 minute walk



Rental Income

£1,850 pcm



Schools

Bolnere Village Primary
Warden Park
Oathall Community College



Fibre Broadband

Up to 2000 Mbps

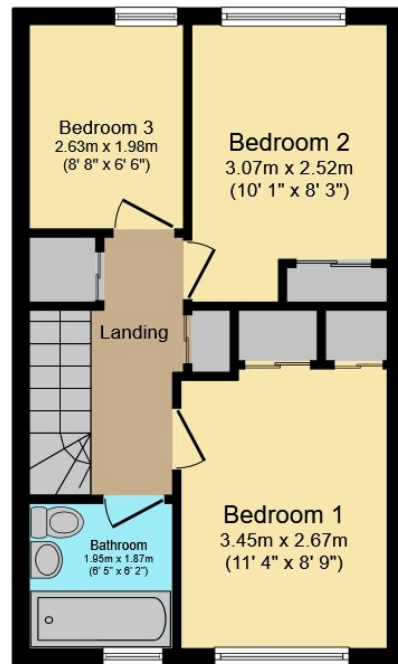


Council Tax

Band D

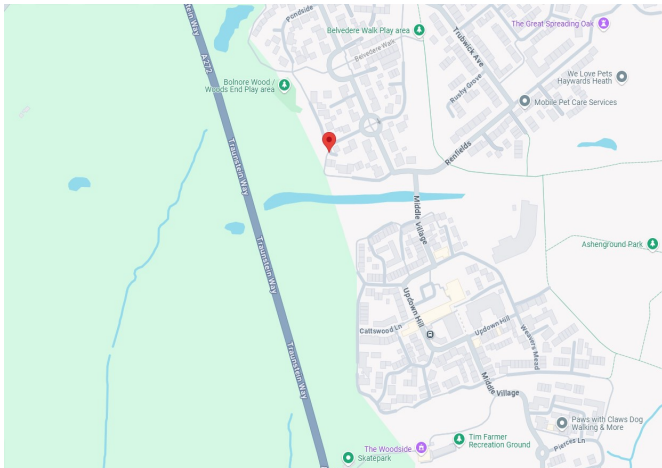


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,083 sq ft / 101 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(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
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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26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

