



**Harvesters  
Haywards Heath, RH16 4JX**

**Guide Price  
£425,000 to £450,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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



## LOCATION

The home is situated in a popular location being close to the Vale surgery, the Princess Royal Hospital and still within walking distance of the town centre. Haywards Heath mainline station offers a fast and frequent service to both London and the coast and the bypass provides a direct route to the motorway network including Gatwick Airport to the North.

## PROPERTY

Tenure: Freehold

Built around 1989, this fabulous property has been extended to offer four upstairs bedrooms with a primary ensuite and family bathroom. The ground floor offers two reception rooms, a cloakroom and open plan kitchen/diner. The second reception room offers flexibility as a separate dining room, office space or fifth bedroom if required. Offered with no onward chain this property is ready to move into and made into your perfect home.

## OUTSIDE

To the front is parking for two vehicles whilst the private rear garden is of a Westerly aspect, offering sunny afternoon/evenings on the patio or lawn area. Close by can be found small parks and access to woodland for those who enjoy leisurely walks.







**Buses**

4 minute walk



**Shops**

Sainsbury's Local  
0.7 miles



**Trains**

Haywards Heath – 1.9 miles  
Wivelsfield – 2.5 miles



**Airport**

Gatwick  
15.3 miles



**Roads**

M23  
10.2 miles



**Sport & Leisure**

St Francis Social & Sports Club  
1.6 miles  
The Dolphin  
2.3 miles



**Rental Income**

£tbc



**Schools**

St Joseph's Catholic Primary  
St Wilfrid's CofE Primary  
Oathall Community College



**Fibre Broadband**

Up to 1130 Mbps

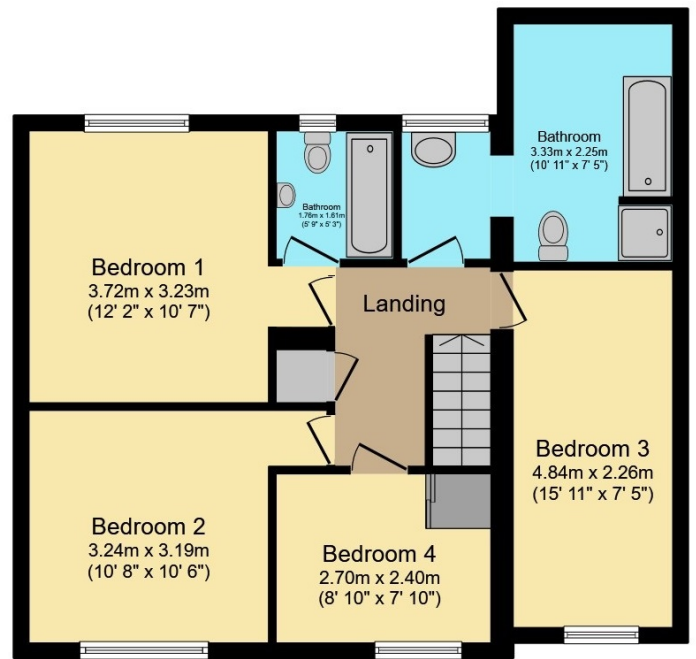


**Council Tax**

Band C

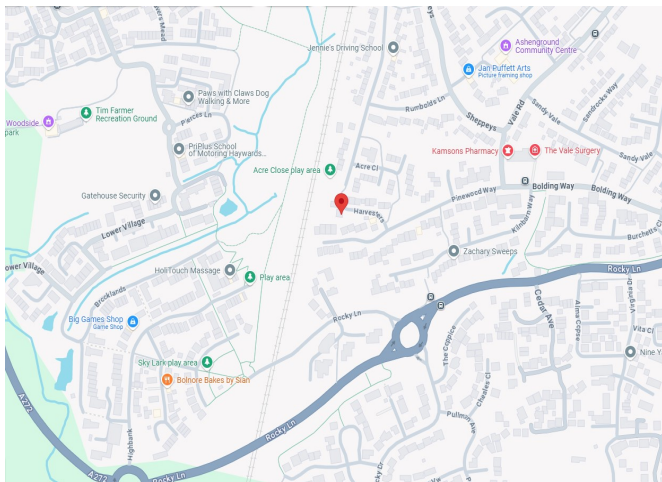


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**1,384 sq ft / 129 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	

Viewing arrangements by appointment through Brock Taylor

01444 474447  
[hhsales@brocktaylor.co.uk](mailto: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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