



**Charters Gate Way  
Haywards Heath RH17 7EW**

**Asking Price Of  
£650,000**

**01444 474447  
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### PROPERTY

Experience unparalleled comfort and luxury in this stunning family home that has been lovingly updated by the current owners to a very high standard. On the ground floor, prepare your favourite meals in the bespoke Benchmark fitted kitchen with Quartz worktops and a well-lit dining area. A cosy living room furnished with a media wall and a built-in electric fireplace offers a cosy retreat whilst offering access to the patio and garden. You'll also find a well-planned laundry room featuring a door to the driveway, a spacious cloakroom and storage areas in the entrance hallway. Amtico flooring runs through the entire ground floor level.

Upstairs, you'll find four double bedrooms, including a stylish primary bedroom with an ensuite and inbuilt wardrobe. A further family bathroom and spacious landing area complete this property. Pure wool carpets fitted less than two years ago are fitted throughout. This house has been meticulously designed and finished to a high standard, providing a luxurious living experience.

### OUTSIDE

To the side of the property, there is ample parking for two cars, a garage with a new electric roller door and a visitor parking area opposite. The rear garden boasts stunning and fragrant plants with ample space for al fresco dining, covered with a wooden lean-to pergola/canopy offering all-year-round outside dining.

### LOCATION

The serene neighbourhood offers a variety of amenities with Wivelsfield Primary School for the younger residents, Wivelsfield Recreation Ground for nature lovers, and a bus stop located at Downsview Drive for non-drivers. The area also boasts fabulous woodland walks right on your doorstep.

### ADDITIONAL INFORMATION

Tenure: Freehold

Estate charge: £51 per month

Council Tax Band: E







#### Buses

4 mins walk



#### Shops

Londis  
4 min walk



#### Trains

Wivelsfield 3 miles  
Burgess Hill 4 miles



#### Airport

Gatwick  
17 miles



#### Roads

M23  
12.5 miles



#### Sport & Leisure

The Dolphin Leisure centre  
4.5 miles



#### Rental Income

£2,700 pcm



#### Schools

Wivelsfield primary 0.5 miles  
Oathall Community College 4.6 miles



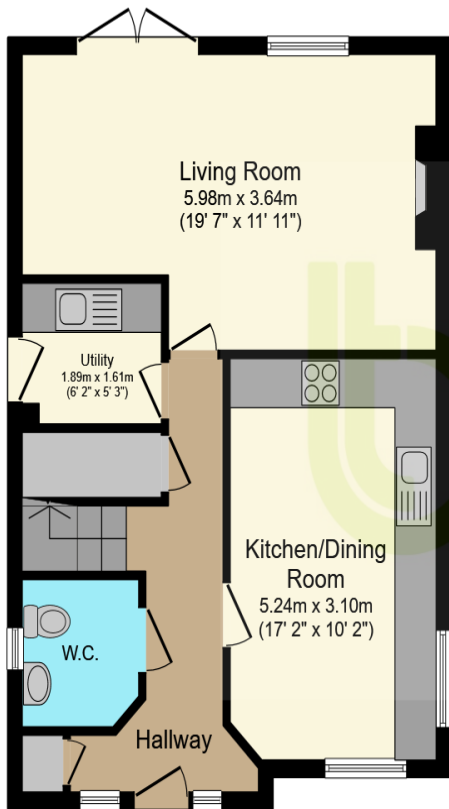
#### Broadband

Up to  
1800 Mbps

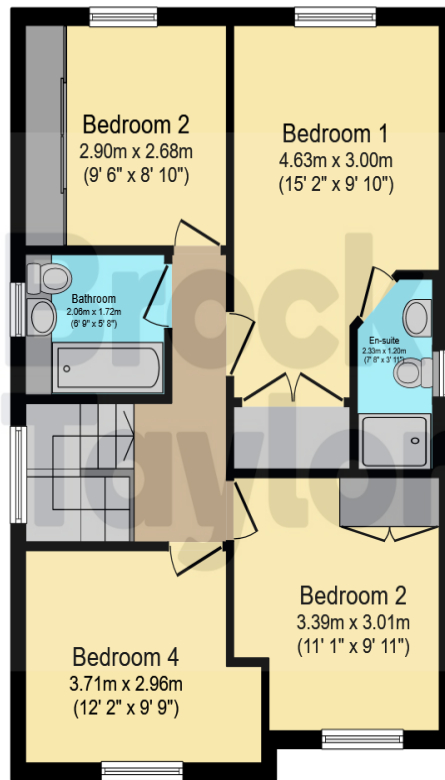


#### Council Tax

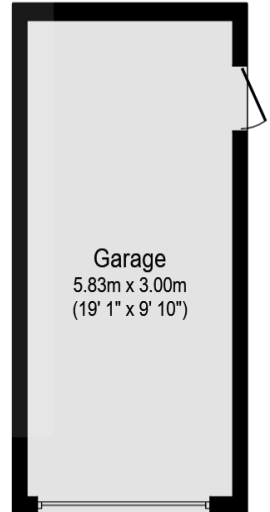
Band  
E



Ground Floor

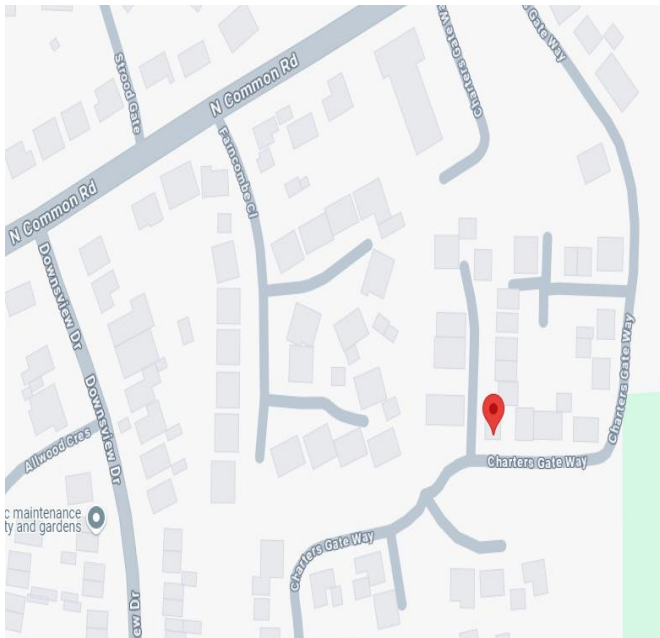


First Floor



Garage

#### Map Location



#### Total Approximate Floor Area

**1,195 sq ft / 111 sq m**

#### EPC Rating

##### Energy rating and score

This property's current energy rating is B. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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