



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

**Guide Price Of
£625,000 - £650,000**

**01444 474447
brocktaylor.co.uk**

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

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.

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.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate charge: £51 per month

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative before committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

4 minute walk



Shops

Londis
4 minute 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
Oathall Community College



Broadband

Up to
1800 Mbps



Council Tax

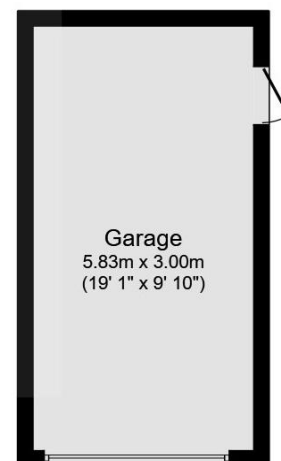
Band E



Ground Floor

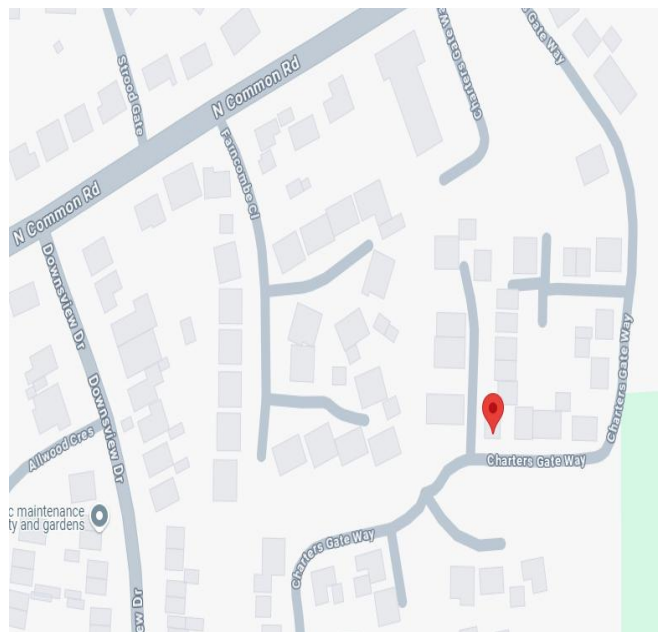


First Floor



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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