



**Pullman Avenue  
Haywards Heath RH16 4XB**

**Guide Price  
£400,000 - £425,000**

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**Residential sales, lettings,  
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**Pullman Avenue,  
Haywards Heath RH16 4XB**



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**PROPERTY** This immaculate semi-detached house is eagerly awaiting its next lucky homeowner. It's the perfect property both for those looking to step onto the property ladder for the first time, sharers looking for a comfortable living situation, or downsizers seeking a more manageable space without compromising the comforts of home.

The property boasts 2 large double bedrooms, one featuring a built-in wardrobe and the other with a storage cupboard. The open-plan layout, which encompasses the kitchen and reception room, creates a warm and inviting atmosphere perfect for entertaining or relaxing after a long day. The kitchen is a haven for the home cook. Flooded with natural light, it features a convenient breakfast bar where you can enjoy your morning coffee while planning your day. Continuing the open-plan design, the reception room provides direct access to the garden, effortlessly blending indoor and outdoor living. A sunny south-facing garden provides a peaceful retreat throughout the day. Whether you're hosting summer barbecues or sipping evening cocktails, the garden's standout feature-a unique Tiki bar-adds a playful and memorable twist to your outdoor gatherings. The property also boasts a large private driveway offering off-street parking for at least two vehicles.

**LOCATION** Pullman Avenue forms part of the popular 'The Beeches' development located on the southern edge of town. Tucked just off Rocky Drive and with quick access via Rocky Lane (A272), this location offers outstanding connectivity for commuters and weekend adventurers alike, with the A23 just a short drive away.

Residents enjoy a well-connected lifestyle with a network of paved footpaths providing quick pedestrian routes to the vibrant town centre and nearby Bolnore Village. The area is surrounded by protected woodlands, perfect for scenic strolls, dog walks, or simply soaking in the serenity of nature. The nearby town offers a rich mix of amenities, including a wide selection of shops, cafés, restaurants, and bars. For fitness and leisure, a state-of-the-art leisure centre is just moments away, rounding out a location that's as practical as it is picturesque.

**ADDITIONAL INFORMATION**

Tenure – Freehold

Development charge - £344.34 per annum

This house truly is a gem waiting to be discovered. We promise, you won't be disappointed!







#### Buses

0.3 mile



#### Shops

Sainsbury's Local  
0.9 mile



#### Trains

Haywards Heath – 2.1 miles  
Wivelsfield – 2miles



#### Airport

Gatwick  
14.8 miles



#### Roads

M23  
10.3 miles



#### Sport & Leisure

Dolphin Leisure Centre  
2.4 miles



#### Rental Income

£ 1,600pcm



#### Schools

Bolnore Village Primary  
0.9 mile walk



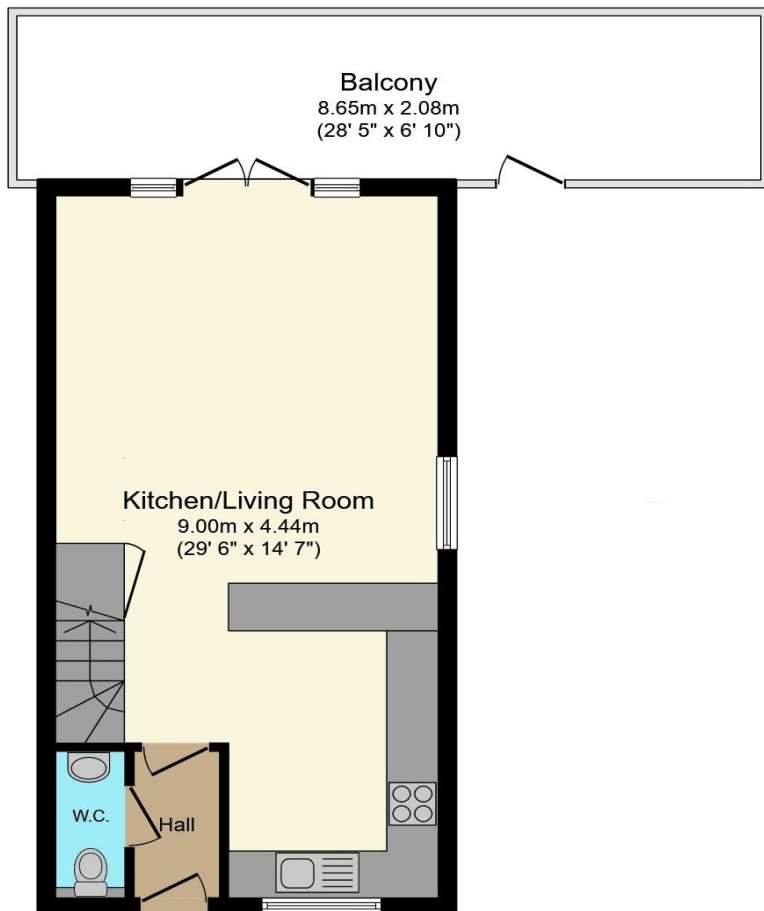
#### Broadband

Up to  
1800 Mbps



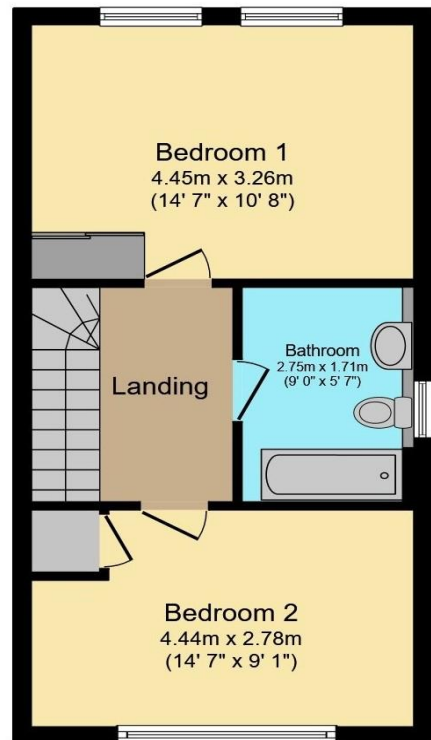
#### Council Tax

Band  
C



## Ground Floor

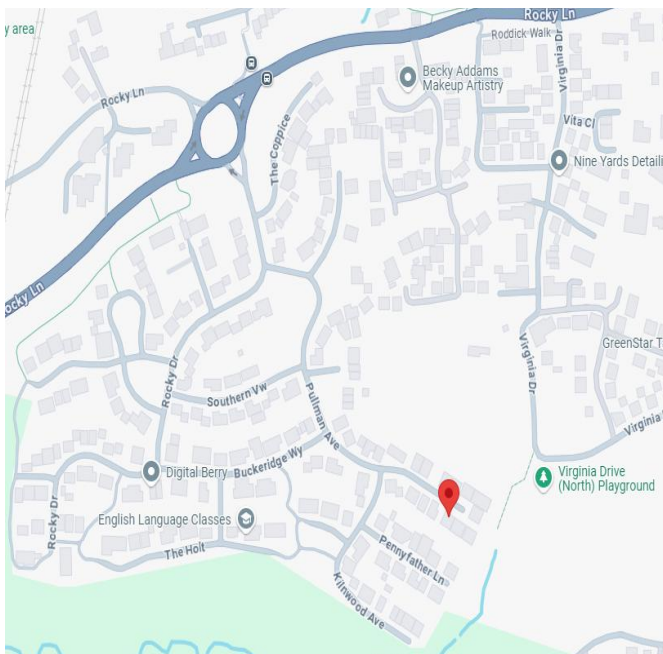
Floor area 40.0 sq.m. (431 sq.ft.)



## First Floor

Floor area 40.0 sq.m. (431 sq.ft.)

### Map Location



### Total Approximate Floor Area

**80.0 sq.m. / 861 sq.ft.**

### EPC Rating

Score	Energy rating	Current	Potential
92+	A		96   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

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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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