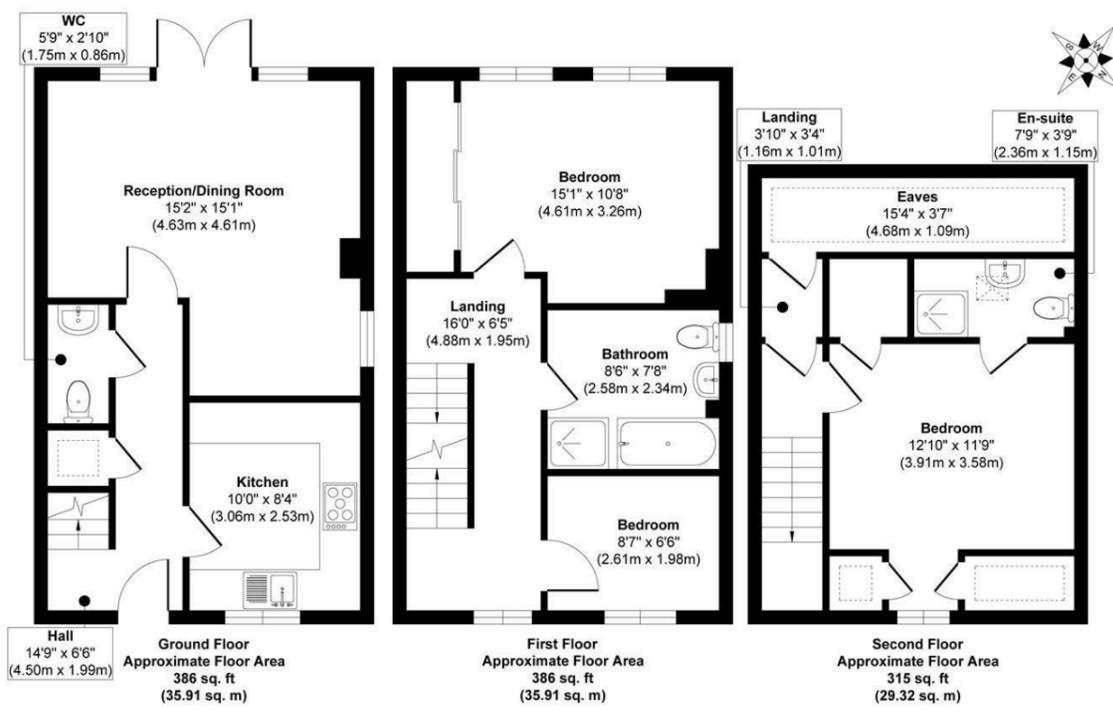




**84 Cedar Avenue, Haywards Heath, West Sussex, RH16 4UQ**

**Guide Price £425,000 Freehold**



**Approx. Gross Internal Floor Area 1087 sq. ft / 101.14 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 81                       | 82        |  |           |



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84 Cedar Avenue, Haywards Heath, West Sussex, RH16 4UQ

What we like...

- \* Peaceful, tucked away position away from passing traffic.
- \* Spacious sitting/dining room with doors on to the garden.
- \* Secluded principal bedroom on top floor with its own ensuite.
- \* Sunny west facing garden that is wider than neighbouring homes.

**Guide Price £425,000 - £450,000**

#### Welcome Home

This fabulous three bedroom end-terrace town house occupies a peaceful, tucked away position on the popular "Sandrocks" development off Rocky Lane and offers spacious accommodation spread over three floors.

The home was built in 2012 so offers an excellent degree of energy efficiency and the modernity you would expect from a home of this age.

The heart of the home is the L-shaped living room which sits at the rear of the house with French doors that connect the space with the pretty garden. There is plenty of space for sitting and dining areas making this a great space for the family to gather or to entertain your guests. With windows to two sides, there is plenty of natural light too.

The kitchen overlooks the front and is modern, with a range of integrated appliances including fridge/freezer, dishwasher and washing machine. The range cooker has a gas hob and is perfect for a keen chef.

The ground floor also has the essential cloakroom and there is useful storage under the stairs.

Stairs rise to the first floor where you'll find two of the three bedrooms the home has to offer. The guest bedroom is a really generous double with full width wardrobes. The third bedroom is a single but could easily be used as a home office. Each of these bedrooms is served by the stylish and spacious, fully tiled family bathroom.

The second floor is where you'll find the impressive principal suite - a sanctuary away from the rest of the house with its own ensuite shower room and useful cupboard.

The home is presented with a tasteful, neutral colour palette, is fully double glazed and has gas fired central heating. The position, sitting adjacent to green space is also delightful. For those who like to stream or work from home, you have access to an Ultrafast fibre broadband connection.

#### Step Outside

To the rear is a delightful garden that is wider than the neighbouring homes due to the end-terrace position of the home and bathed in afternoon/evening sunshine due to its favoured westerly aspect. This rear garden strikes a thoughtful balance between usability and ease of maintenance. Framed by mature trees and established planting, it offers a real sense of privacy and calm with a level lawn that provides space for children to play or for simply stretching out with a book, while the far end forms a natural zone for outdoor dining or evening drinks. There's a practical timber shed tucked neatly to one side, and the overall layout is designed to be both functional and inviting.

To the side is allocated parking and a gate that leads to the rear garden



#### Out & About...

Cedar Avenue is located on 'Sandrocks' - a small development situated off of Rocky Lane, on the southern fringes of Haywards Heath, ideally positioned to take full advantage of Haywards Heath's A272 relief road and thus providing swift vehicular access to the east and west, with the latter leading the A23(M) and M25 beyond. This is a family friendly development with a playground and bridleways ideal for dog walking towards the Fox & Hound pub in Fox Hill and there are a number of easy access woodland/park type areas for walking and playing. A regular bus service runs along Rocky Lane and provides links to the town centre, Princess Royal Hospital, mainline station and surrounding towns/villages.

Haywards Heath's mainline station is two miles distant and provides fast & regular commuter services to London (Victoria/London Bridge 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins).

The town offers extensive shopping facilities including Sainsburys and Waitrose superstores and The Orchards shopping centre. The Broadway boasts a selection of bars, cafés and restaurants including WOLFOX Coffee Roasters (great for a brunch), Lockhart Tavern Gastropub, Pizza Express & Zizzi. The nearest shopping facilities is Sainsbury's Local which is roughly a 10 minute walk.

The area is well represented in both primary and secondary schooling with this house falling in to the catchment area for Warden Park, in the neighbouring village of Cuckfield.

#### The Finer Details..

Tenure: Freehold

Title Number: WSX347886

Council Tax Band: D

Local Authority: Mid Sussex District Council T: 01444 458166

Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers satisfy themselves before exchange of contracts.

