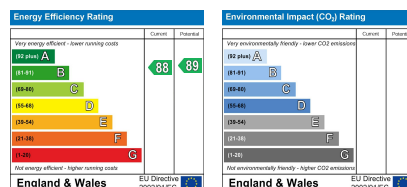
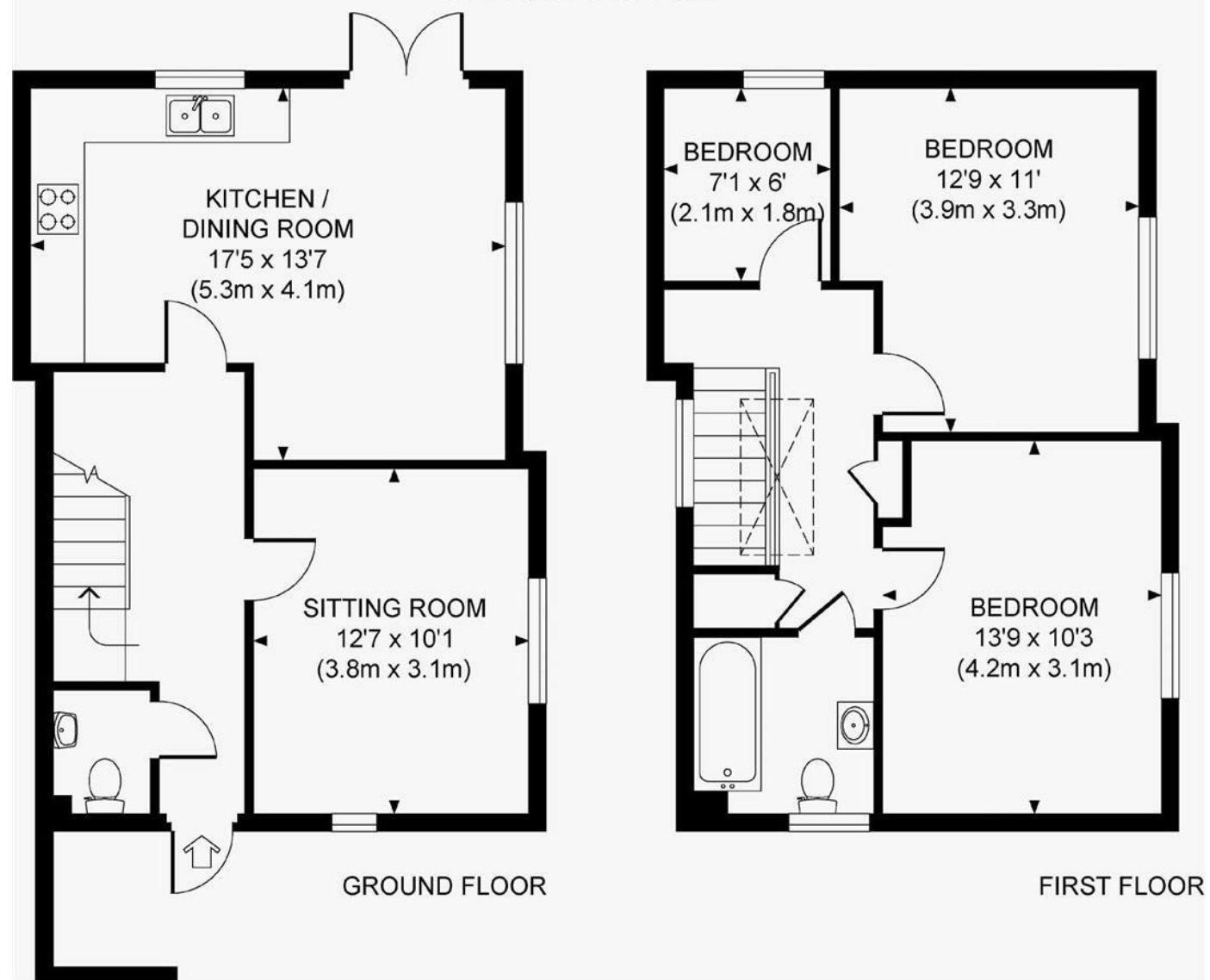




Approximate Gross Internal Area
911 sq ft / 84.6 sq m



3 Kents Mews, Haywards Heath, West Sussex, RH16 4WS

Guide Price £375,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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3 Kents Mews, Haywards Heath, West Sussex, RH16 4WS

Guide £375,000 - £400,000

What we like...

- * Detached home with contemporary kerb appeal.
- * Social kitchen/dining/family room with doors to west facing garden
- * Peaceful but incredibly convenient town centre location.
- * Floods of natural light and modern spec.

Guide Price £375,000 - £400,000

Welcome Home...

This contemporary detached home forms part Kents Mews - a small development of just three modern detached homes tucked off Kents Road in a peaceful yet incredibly convenient central location close to Haywards Heath town centre, good schools and Princess Royal Hospital.

Externally, the mix of cladding, render and brickwork create ultra modern kerb-appeal and the accommodation extends to over 900 sqft. Internally, the contemporary feel continues with glazed balustrades and floods of natural light.

The ground floor is arranged around two key areas, the sitting room and a social kitchen/diner.

The sitting room is dual aspect and an inviting space whilst the kitchen/dining/family room extends across the entire rear and is a fabulous, social space with French doors that open out to the garden - great during those summer months. The kitchen itself has stylish, white gloss units sitting under granite counters. There is a range of integrated appliances including oven, gas hob, fridge/freezer, dishwasher, microwave and space for a washing machine.

The ground floor also has cloakroom.

On the first floor you're welcomed by a landing with vaulted ceiling and large skylight. There are two good size double bedrooms and small third bedroom (great as a study for those who work from home). All the bedrooms are served by the stylish family bathroom with "P" bath and overhead shower.

Further attributes include gas central heating, high performance double glazing, a high degree of insulation and access to an Ultrafast fibre broadband connection.



Step Outside...

To the rear is a low maintenance west facing garden that is bathed in sunshine throughout the afternoon & evening. This sun trap is the perfect spot for some al-fresco dining and there is gated side access. The shed provides handy storage. To the front is parking for residents.

Out & About....

Kents Road is conveniently located 0.3 mile from Haywards Heath town centre with its extensive shopping facilities. Haywards Heaths mainline train station is 1.3 miles distant and provides fast and regular services to London (Victoria/London Bridge is approx 47 mins), Brighton and Gatwick Airport. The Broadway is the towns's social centre with a selection of bars, restaurants and pubs including Pizza Express, Zizzi, Lockhart Tavern Gastropub, Gravlax Coffee Roasters and Orange Square.

By car, these surrounding areas can be easily accessed via the A272 & A23(M). There are a number of well regarded schools within walking distance including St. Wilfrid's and St. Joseph's Primary Schools and Oathall Community College.

The Specifics...

Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband: Ultrafast Fibre

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

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

