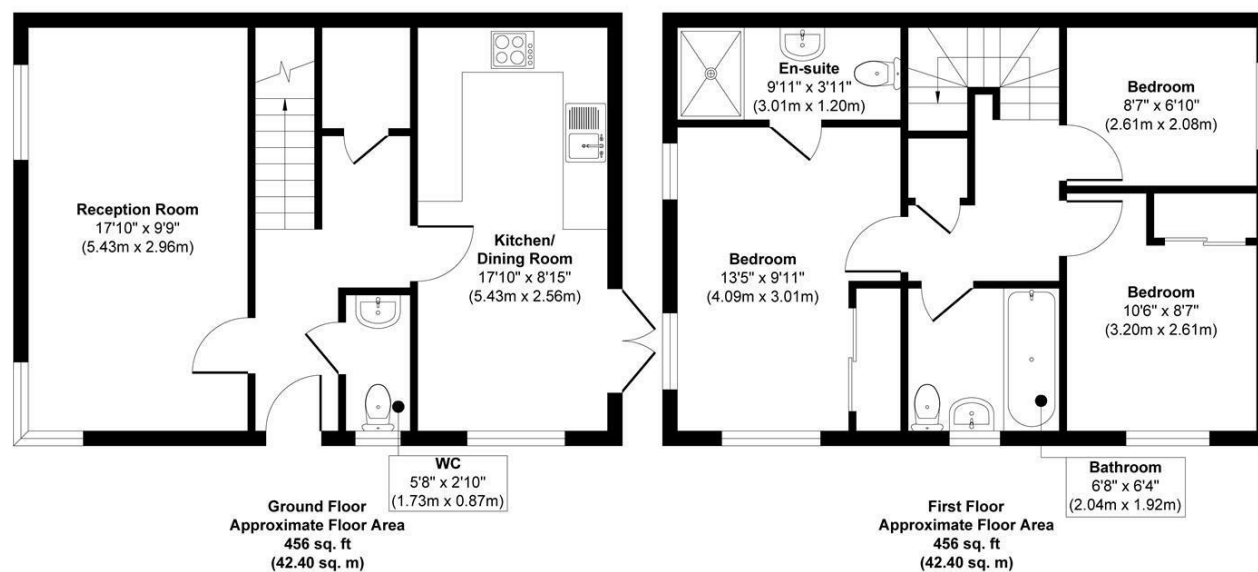
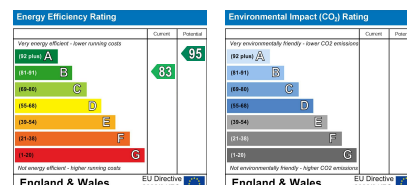




Approx. Gross Internal Floor Area 912 sq. ft / 84.80 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



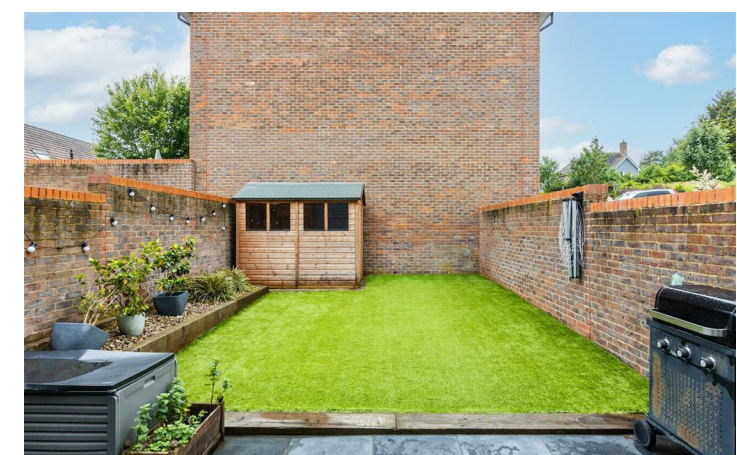
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers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



16 Funnell Drive, Haywards Heath, West Sussex, RH17 7DF

Guide Price £450,000 Freehold

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16 Funnell Drive, Haywards Heath, West Sussex, RH17 7DF

Guide Price £450,000 - £475,000

What we like...

- * Favoured layout with 18ft kitchen/diner with French doors on to the garden.
- * Modern home with contemporary finishes throughout.
- * Low maintenance west facing garden.
- * Peaceful position on popular modern development, close to the Princess Royal Hospital.
- * Easy access around Haywards Heath via the A272.

Guide Price £450,000 - £475,000

Welcome Home...

This fabulous attached home was built in 2015 by Crest Nicholson as part of this popular development that lies conveniently off of the A272 bypass meaning you have quick access east and west by car.

The home offers a favourable layout with a central hallway that welcomes you in. To the left we have a superb double aspect sitting room. This stylish and contemporary living space offers a perfect blend of comfort and elegance, ideal for both relaxing. Flooded with natural light from the dual aspect, the space feels bright and inviting. The neutral colour palette, with soft beige walls, creates a serene and welcoming atmosphere whilst the bespoke cabinetry is as useful as it is tasteful.

Over the hall you'll find the stylish and super social kitchen/diner that extends to nearly 18ft with French doors that open out to the garden – the perfect space for “inside-outside” living during the summer months. This bright and inviting kitchen offers a stylish, modern space with a practical layout ideal for everyday living. Crisp white cabinetry is complemented by sleek wooden countertops and soft green subway tile splashbacks, creating a fresh and contemporary feel. This kitchen is both functional and visually appealing—perfect for cooking, entertaining, or simply enjoying views of the garden.

There is also the essential ground floor cloakroom and large understairs storage cupboard.

A turned staircase rises to the first floor where you'll find the three bedrooms and two bath/shower rooms.

The main bedroom is a generous, dual aspect double with fitted wardrobes and its own stylish ensuite shower room. The second bedroom is also a double with fitted wardrobes whilst the third bedroom is a reasonable single. The family bathroom is as stylish as the ensuite with overhead shower and heated towel rail.

Being a modern home, there are high levels of insulation and high performance double glazing, complimented by gas fired central heating. For those who work from home or like to stream, there is an Ultrafast fibre broadband connection.

The large loft space is ripe for conversion too and numerous homes on the development have converted their loft spaces. Any work if course subject to the necessary consents.

Step Outside...

Outside you have a low-maintenance and sunny west facing garden. The neat artificial lawn is bordered by attractive raised planters. A shed provides excellent storage, while festoon string lighting adds a warm, ambient touch in the evenings. Surrounded by high brick walls for enhanced privacy, the garden also includes a paved patio area—ideal for al fresco dining with the built-in barbecue. There is gated side access too.



There is also an allocated parking space and plenty of visitor parking for guests too.

Out & About...

Funnell Drive sits of the southern fringes of Haywards Heath, is in a prime location for the Princess Royal Hospital, located on a popular development off the A272, which provides swift communication links to both the East (A272) and West (A23/M23) of the town. Sainsburys Local provides immediate shopping facilities whilst Haywards Heath's town centre is just over a mile distant and offers more extensive facilities including Orchards Shopping Centre, Marks & Spencer and Victoria Park. The 'social hub' of the town is The Broadway which boasts a range of bars & restaurants including Gravlax Coffee Shop, Zizzi, Pizza Express and Lockhart Gastropub.

Haywards Heath's mainline station is two miles distant and provides fast & regular commuter links to London (Victoria/London Bridge in approx 47 mins, St Pancras International Station 65 mins), Gatwick International Airport (20 mins), Brighton (20 mins) and the South Coast.

The Specifics...

Tenure: Freehold
Title Number: WSX381280
Estate Charge: £300 p.a. (approx) which contributes towards upkeep of the 'communal' areas of the development.
Local Authority: Mid Sussex District Council
Council Tax Band: D

We believe this information to be correct but we recommend intending purchasers check details personally before exchange.

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 charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

