



35 Sandy Vale, Haywards Heath, RH16 4JH

What we like...

- \* Large driveway with parking for several vehicles .
- \* Two good size double bedrooms
- \* Sunny west facing garden.
- \* Peaceful position
- \* Plenty of scope to extend to the side, STPP

**Guide Price £350,000 - £375,000**

#### Welcome Home

A well-presented and generously sized two-bedroom end-of-terrace home with excellent scope to extend (STPP), ideally positioned in a quiet cul-de-sac on the southern side of town.

You are welcomed via a porch and entrance hall, leading into a spacious dual-aspect lounge/dining room with sliding doors opening to the rear garden. The kitchen has been tastefully updated and features a range of integrated appliances, with a door providing additional access to the garden.

There are two generously sized double bedrooms, with the main bedroom benefiting from built-in wardrobes. The family bathroom has been modernised and finished in a neutral, clean style.

#### Step Outside

The property sits behind a large brick paved driveway that accommodates at least four vehicles. Gated side access leads to the sunny west-facing rear garden, which measures approximately 29ft x 22ft and has been landscaped for low-maintenance enjoyment.

This is a practical, well-maintained home that offers both comfort and potential – ideal for buyers looking to settle in a peaceful residential setting with room to grow.

#### Scope/Potential

There is plenty of space to the side of this home meaning it is ripe for a two story side extension. Any work is of course STPP.



#### The Location

Sandy Vale is peaceful close that lies off Vale Road and is conveniently located within a short walk of the town centre and its extensive range of shopping facilities offered by the Orchards Shopping Centre, including 'Marks & Spencers'. The Broadway is also within easy reach and offers an extensive range of restaurants, bars and cafés.

Haywards Heath's mainline train station is just over a mile away and provides fast and regular services to London (London Bridge/Victoria approximately 47 minutes), Brighton & Gatwick International Airport.

These surrounding areas can be accessed via the A23(M) and/or A272 with the latter lying roughly 5 miles west of the town at Warninglid/Bolney respectively. The area offers a selection of well regarded primary and secondary schools and Central Sussex College for sixth form.

#### The Specifics

Tenure: Freehold  
Title Number: WSX33730  
Council Tax Band: D  
Local Authority: Mid Sussex District Council  
Broadband Speed: Ultrafast

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

#### NB - Anti Money Laundering Obligations

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.

