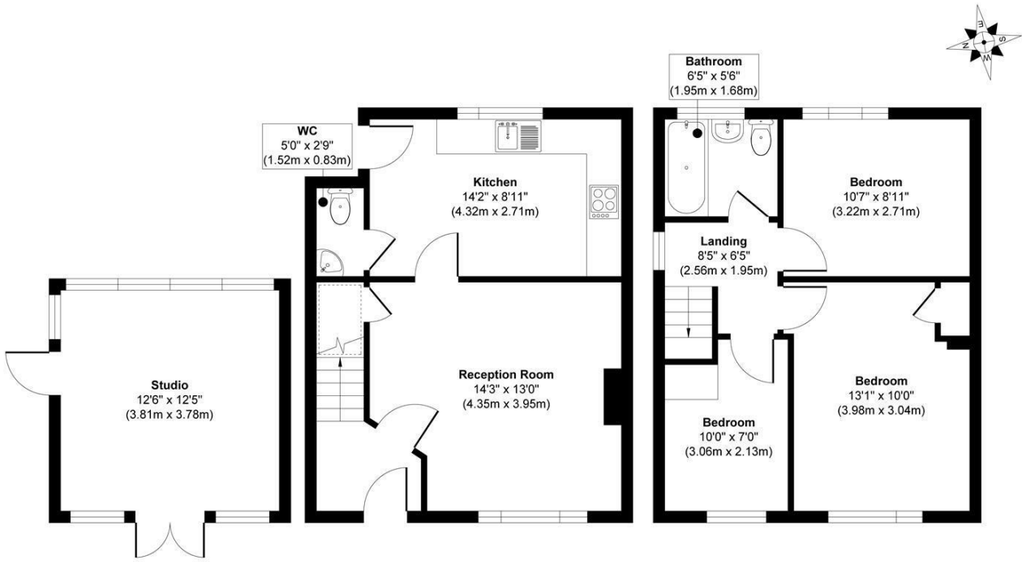


Outbuilding
Approximate Floor Area
155 sq. ft
(14.40 sq. m)

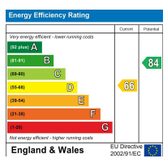
Ground Floor
Approximate Floor Area
371 sq. ft
(34.53 sq. m)

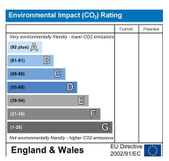
First Floor
Approximate Floor Area
383 sq. ft
(35.62 sq. m)

Approx. Gross Internal Floor Area 909 sq. ft / 84.55 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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.

1 Sheppeys, Haywards Heath, West Sussex, RH16 4NP

Guide Price £400,000 Freehold

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1 Sheppeys, Haywards Heath, West Sussex, RH16 4NP

What we like...

* Central location for town centre and just over a mile to the station for commuters.

* Recently modernised with new combi-boiler.

* Garden room with power and heating.

* Driveway parking for multiple cars.

Guide Price £400,000 - £425,000

The House. . .
This semi-detached home enjoys a convenient location close to the town centre, Ashenground Woods and just over a mile to Haywards Heath's mainline station. The current vendors have undertaken numerous works in recent years including a new kitchen and bathroom, updated electrics and new boiler, all in the last two years.

Internally, the accommodation is well presented and well-proportioned with the traditional sitting room overlooking the front of the house, whilst the kitchen is modern and overlooks the garden, with a useful side door and downstairs w/c.

On the first floor there are two double bedrooms (one front, one rear), third single bedroom which could easily be used as a home office and modern family bathroom.

Further benefits include gas central heating with new radiators and double glazing throughout.

Step Outside. . .
To the rear are delightful easterly facing garden providing essential outside space and useful garden room with power and electric heating, ideal as a home office, entertaining space or retreat for teenagers.

To the front of the house there is ample off-road parking for several cars.

The Location. . .
Sheppeys is an established residential road ideally located in central Haywards Heath, just to the south of Victoria Park, offers a great deal of convenience without the 'hustle & bustle' of the town centre.

Haywards Heath town centre, providing extensive shopping facilities including 'The Orchards' Shopping Centre with Marks & Spencer's. 'The Broadway', which is the town's social hub with its array of bars & restaurants including Lockhart Tavern, WOLFFOX Coffee Roasters (great for a brunch), Orange Square, Pizza Express and Zizzi. For fitness fanatics the Dolphin Leisure Centre and Madisons Fitness Studio are both within easy walk. Additionally, Haywards Heath boasts Waitrose and Sainsbury's Superstores.

The mainline station is just over a mile distant (on foot/bicycle via Claire Park) and provides fast & regular commuter services to London (Victoria/London Bridge in approx. 47 mins), Gatwick International Airport, Brighton & the South Coast. Nearby schooling includes Warden Park Academy (Ofsted: Good), whilst for secondary education children in this area usually attend Oathall Community College, although pupils of Warden Park are eligible to attend the Secondary Academy in Cuckfield. Other nearby schools include St. Josephs RC, Northlands Wood, Blackthorns and Lindfield Primary School. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west.

Further Information. . .
Tenure: Freehold
Title Number: SX22743
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast up to 1000mbps (not tested)
We believe the above information to be correct but cannot guarantee its accuracy and recommend checking personally.

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.