



**32 Funnell Drive, Haywards Heath, RH17 7DF**

**Guide Price £365,000 Freehold**

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## 32 Funnell Drive, Haywards Heath, RH17 7DF

### Things We Love About This Home

The south-facing garden – A real sun trap that enjoys sunshine throughout the day, perfect for relaxing, entertaining, and summer barbecues.

The open-plan living space – Bright, spacious, and sociable, it's ideal for hosting friends and family while still feeling practical for everyday life.

Chain-free sale – Making for a smoother, potentially quicker move with less stress and fewer complications.

Home office flexibility – The second double bedroom works brilliantly as a dedicated workspace, ideal for hybrid or remote working.

Modern, move-in-ready condition – Built in 2015 and beautifully maintained, there's nothing to do but unpack and enjoy your new home.

### Chain Free | South-Facing Garden | Home Office Potential

Built in 2015 by Crest Nicholson and presented in immaculate condition throughout, this excellent end-of-terrace home offers stylish, modern living with a bright open-plan layout, a sunny south-facing garden, and allocated parking for one vehicle. Offered chain free, it is an ideal first-time purchase, investment, or downsize move.

### The House...

Occupying a peaceful position within this popular modern development, this beautifully maintained two-bedroom home combines contemporary design with practical living spaces.

The standout feature is the impressive open-plan ground floor, extending to approximately 28ft at its maximum point, creating distinct areas for relaxing, dining, and entertaining. The well-equipped kitchen features a breakfast bar and a range of integrated Bosch appliances including a fridge/freezer, oven, gas hob, and dishwasher.

French doors from the living area open directly onto the south-facing rear garden, allowing natural light to flood the space and creating a seamless connection between indoors and out during the warmer months. A ground-floor cloakroom completes the accommodation on this level.

Upstairs, there are two generous double bedrooms, positioned to the front and rear respectively, both served by a contemporary family bathroom. For those working from home, the second bedroom offers excellent home office potential without compromising guest accommodation.

Further benefits include gas-fired central heating, quality double glazing, and excellent energy efficiency (EPC Rating B).



### Set Outside...

The attractive rear garden enjoys a sought-after southerly aspect, providing sunshine throughout much of the day. A generous paved terrace is perfect for outdoor dining and entertaining, while the remainder is laid to lawn. To the rear is a useful wooden studio, the perfect home office or gym. Side access leads conveniently to the allocated parking space.

### The Location...

Funnell Drive forms part of a popular modern development on the southern fringes of Haywards Heath, surrounded by attractive landscaping and green spaces, including a children's play area.

Everyday shopping is available nearby at Sainsbury's Local, while Haywards Heath town centre is just over a mile away, offering a comprehensive range of shops, cafés, restaurants, and leisure facilities. The vibrant Broadway area provides an excellent choice of bars, restaurants, and coffee shops.

Haywards Heath mainline station is approximately two miles away, offering fast and regular services to London Victoria and London Bridge (from around 47 minutes), Gatwick Airport, Brighton, and the South Coast.

### Information...

Tenure: Freehold

Title Number: WSX384152

Estate Charge: Approximately £400 per annum (for maintenance of communal areas)

Local Authority: Mid Sussex District Council

Council Tax Band: C

