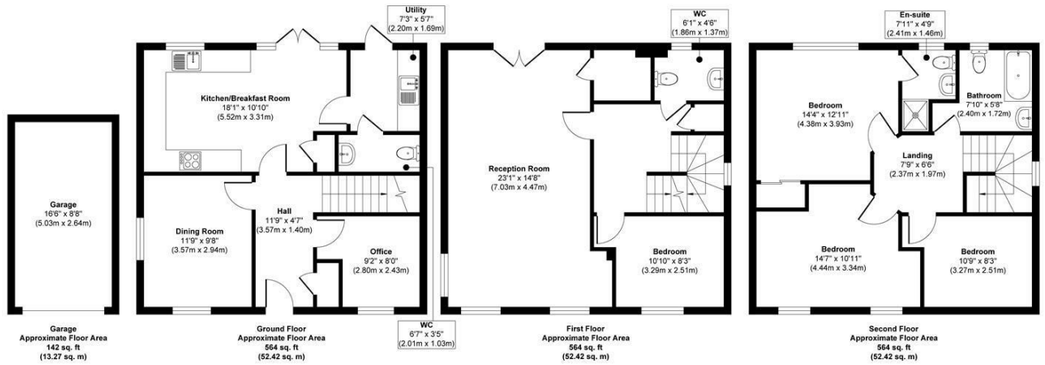
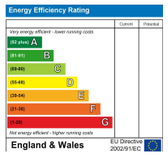
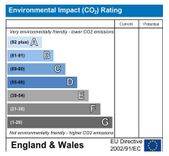


Approx. Gross Internal Floor Area 1834 sq. ft / 170.53 sq. m (Including Garage)

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.

31 Cedar Avenue, Haywards Heath, RH16 4UQ

Guide Price £600,000 Freehold

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31 Cedar Avenue, Haywards Heath, RH16 4UQ

What we like...

Detached 4-bedroom home built in 2013 by Taylor Wimpey with study, dining room, and modern kitchen/dining with utility and garden access.

Triple-aspect living room and first-floor bedroom, cloakroom, plus storage cupboard with potential to add a shower.

Three double bedrooms upstairs, including master with fitted wardrobes, en suite, and Downs views.

South-facing landscaped garden with patio and lawn; parking at front plus garage and extra parking at rear.

Part of a 72-home development with shared estate ownership; annual charge £320 to Sandrocks Residents' Association CIC.

Guide Price £600,000 - £625,000

The Home...
A well-presented and versatile four-bedroom, three-storey detached home, built in 2013 by Taylor Wimpey, featuring an en suite, private balcony, landscaped garden, driveway, and garage. Situated in the desirable Cedar Avenue area of Haywards Heath, this modern home enjoys an excellent location within close proximity to the mainline train station, providing fast and convenient access to London, Gatwick Airport, and the South Coast. Set within a popular and well-planned development, the property is also close to highly regarded schools, excellent shopping and leisure facilities, and scenic countryside walks.

The ground floor offers a generous and stylish kitchen/dining room fitted with high gloss units, integrated appliances, and French doors opening directly onto the rear garden. The kitchen also benefits from a separate utility room. In addition, there is a separate dining room, a study, and a cloakroom/WC, making the layout ideal for family life and those working from home.

On the first floor is a bright triple-aspect living room with French doors leading to a private balcony and lovely views of the South Downs, along with a bedroom, a cloakroom, and a generous storage cupboard which could potentially be converted into a shower room.

The second floor offers three spacious double bedrooms, including the principal bedroom, which enjoys fitted wardrobes, an en suite shower room, and further views of the Downs. The remaining two bedrooms are served by a modern family bathroom.

Additional features include double-glazed windows, gas-fired central heating to radiators (with the boiler located in the utility room), and fibre-optic broadband.

Moving Outside...
Externally, the south-facing rear garden has been fully landscaped, featuring an Indian sandstone patio and a large lawned area—ideal for relaxing or entertaining. There is off-road parking for one vehicle at the front, while to the rear, there is a garage with eaves storage, and additional parking.

The property is part of a private development of 72 homes, where each owner holds a share of the estate.

An annual estate charge of £365.04 is payable to the Sandrocks Residents' Association CIC, managed by Pinnacle Property Management, Unit 2 Beech Court, Wokingham Road, Hurst, Berkshire, RG10 0RU.

The Location...
Cedar Avenue is located on 'Sandrocks' - a small development situated off of Rocky Lane, on the southern fringes of Haywards Heath, ideally positioned to take full advantage of Haywards Heath's A272 relief road and thus providing swift vehicular access to the east and west, with the latter leading the A23(M) and M25 beyond. This is a family friendly development with a playground and bridleways ideal for dog walking towards the Fox & Hound pub in Fox Hill and there are a number of easy access woodland/park type areas for walking and playing. A regular bus service runs along Rocky Lane and provides links to the town centre, Princess Royal Hospital, mainline station and surrounding towns/villages.

Haywards Heath's mainline station is two miles distant and provides fast & regular commuter services to London (Victoria/London Bridge 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins).

The town offers extensive shopping facilities including Sainsburys and Waitrose superstores and The Orchards shopping centre. The Broadway boasts a selection of bars, cafés and restaurants including Cote Brasserie, WOLFOX Coffee Roasters (great for a brunch), Lockhart Tavern Gastropub, Prezzo, Pizza Express & Zizzi. The nearest shopping facilities is Sainsbury's Local which is roughly a 10 minute walk.

The area is well represented in both primary and secondary schooling with this house falling in to the catchment area for Warden Park, in the neighbouring village of Cuckfield.

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.