

the floorplan...

A brand new 4 bedroom architect designed individual home situated in an established residential cul-de-sac on the desirable north western side of the town surrounded by established detached houses.

Leeville House,
2a Sugworth Close,
Haywards Heath,
West Sussex RH16 1PN

£796,950
Freehold



ROOM NAME	METRIC (FINISHED)	IMPERIAL (FINISHED)
LOUNGE	3700 X 5411	12'72" X 17'9"
KITCHEN	6311 X 5000	20'8" X 16'5"
DINING	3000 X 3000	9'11" X 9'11"
UTILITY	2015 X 2073	6'7" X 6'10"

AREAS EXCLUDING GARAGE		
GIA	181.43m ²	1952.9m ²
GEA	212.03m ²	2282.3m ²

AREAS INCLUDING GARAGE		
GIA	198.1m ²	2132.3m ²
GEA	230.56m ²	2481.7m ²

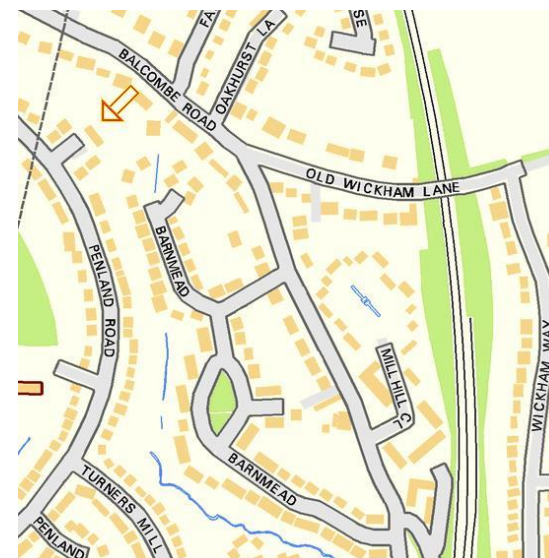
ROOM NAME	METRIC (FINISHED)	IMPERIAL (FINISHED)
BEDROOM 1	3161 X 45411	10'4" X 17'9"
DRESSING ROOM	2688 X 2422	8'10" X 7'11"
BEDROOM 2	3700 X 5445	12'2" X 17'10"
BEDROOM 3	3031 X 4158	9'11" X 13'8"
BEDROOM 4	3031 X 3819	9'11" X 12'6"



more details from...

call: Haywards Heath: 01444 456431
email: hh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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in more detail...

A brand new 4 bedroom detached architect designed individual home. Leeville House is situated in an established residential cul-de-sac on the desirable north western side of the town surrounded by established detached houses.



Denton Homes has been established for over 25 years and has a reputation for high quality homes. Having been registered with NHBC since 1991 they have consistently delivered quality houses and apartments in Surrey and Sussex.

General Specification Guide

Kitchen

Custom built luxury Kitchen with composite stone worktop and upstand and glass splash back to hob, Siemens stainless steel integrated eye level electric double multi-function oven, integrated microwave, 5-ring gas hob. Integrated fridge freezer and dishwasher. Featured curved glass cooker hood with light. Undermount 1.5 bowl stainless steel sink and mixer tap. Work top level power points. Under Kitchen unit lighting. Multi gang switch for appliances.

Utility Room

Plumbing and space for a washer dryer, stainless steel sink and mixer tap, laminate work top.

Bathroom

Contemporary white bath room suites with chrome taps, chrome heated towel rails (except ground floor cloakroom) Thermostatically controlled showers, tiled to selected areas, shaver points.

Energy Conservation & Space Heating

Gas fired central heating with under floor to ground and radiators to first floor.

Communications

Telephone points to living room and master bedroom, wired in data points (CAT6) connected to designated hub area cupboard, TV points to habitable rooms.

Doors and Internal Joinery

Modern Oak veneered internal doors, contemporary chrome door furniture, white painted moulded skirting and architraves Electrical and Lighting Blushed steel finish to switches, white elsewhere, low energy down lighters to hall ways, kitchens, and bathrooms, pendant light fittings to living rooms and bedrooms, extractor fans to bathrooms, kitchen and utility rooms.

Finishing Touches

Carpet to living room, bedrooms, first floor landing and staircase (choice from selected range dependant on stage of construction) Tiled flooring to kitchen, utility, hall, cloaks, baths (possible choice dependent on construction stage) Patio doors to access rear garden, matt emulsion to walls and ceiling in a selection of colours (subject to construction) Quality timber staircase with Oak handrail, newel and painted spindles, fitted wardrobes in bedrooms 1 & 2.

External

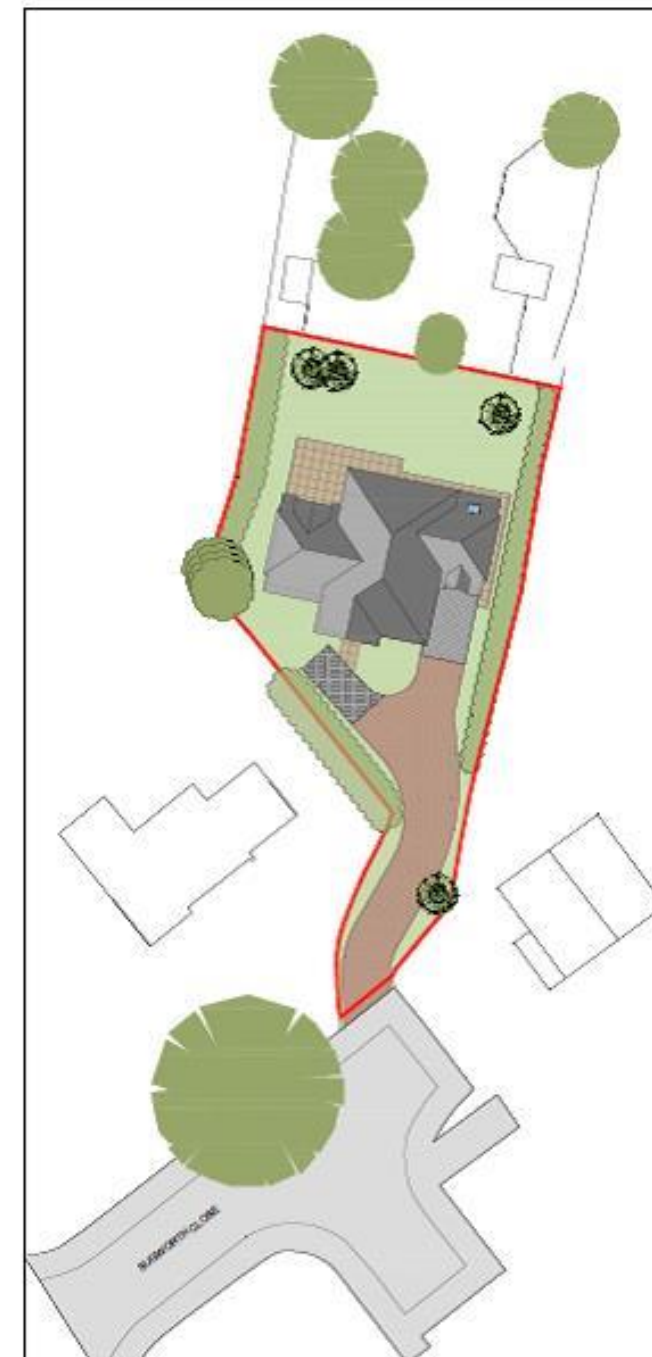
Landscaped front and turfed rear gardens with close boarded timber fencing, parking as show on site plan, patio to rear garden, external lighting to front and rear, outside tap and electric socket.

Security and Peace of Mind

10-year cover under NHBC buildmark warranty, mains connected smoke and carbon monoxide detectors, security locking to all external doors, front door bell, security alarm system, locks fitted to windows except for escape windows.

Services

Electricity, mains water gas and sewerage all connected.



the location...

Leeville House is situated in an established residential cul-de-sac on the desirable north western side of the town surrounded by established detached houses.

Sugworth Close is situated off Penland Road, towards the Balcombe Road end and is conveniently placed for Haywards Heath Railway Station, which provides fast and regular services to London (Victoria/London Bridge both approximately 47 minutes) and the South Coast. Other nearby facilities include a range of shops near the station and Boltro Road, the Dolphin leisure centre, Sainsbury's superstore and the newly awaited new Waitrose.

Leeville House falls into the catchment area for Harlands Primary School (within 400 metres) and Warden Park Secondary Academy School.

Haywards Heath town centre is just over a mile distant where there is a comprehensive range of shops, stores and an array of restaurants in The Broadway.

By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the Balcombe Road, A272 and A/M23, the latter lying approximately five miles to the west at Bolney or Warninglid.

Distances on foot (in approximate miles):

Town centre (1.3)
Harlands Primary School (0.25)
Railway Station (0.7)

By car

A23 - Warninglid (4.5 miles)
A/M23 - Jctn 10a Maidenbower (7.8 miles)
Gatwick Airport (12 miles)
Brighton Seafront (15 miles)