



**Vermont Place,
Haywards Heath, RH16 3UW**

**Offers In Excess Of
£425,000**

**01444 474447
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**Residential sales, lettings,
land and new homes.**

Vermont Place, Haywards Heath, RH16 3UW



LOCATION

The property is set within a small cul-de-sac, just off Western Road, placing it within walking distance of three primary schools - St Joseph's, St Wilfrid's & Warden Park Academy. In addition, the house is easily accessible to South Road and The Orchards Shopping Centre, with its good range of shops including Marks & Spencer. Haywards Heath's station, with its fast service to London Victoria (45 mins) and Brighton (15 mins), is approximately 1.5 miles from the house, with a Sainsburys local less than a mile away. The Broadway, with its excellent range of cafes and restaurants, is also within a mile of the house, making it an ideal location to live.

ACCOMMODATION

The house boasts spacious accommodation arranged across three floors, approached through a good-sized Entrance Hall, with Cloakroom. The Living/Dining Room has ample space for a dining table, in addition to sofas, with large patio doors wonderfully framing the garden. The high gloss kitchen units, provide a contemporary feel, with the kitchen equipped with a range of integrated appliances, including an oven, hob, dishwasher & microwave. The first floor features two

good bedrooms, with a modern white 4 piece bathroom suite. The top floor features a Master Bedroom suite, with a large double bedroom, with a modern white En Suite Shower Room.

OUTSIDE

The property is set at the end of a cul-de-sac, within this small development, with allocated parking to the front of the house and a number of visitor parking bays. There is a small area of open-plan garden to the front too. To the rear there is an enclosed area of garden, with gated rear access, that leads to a storage area for your refuse and recycling bin. The garden has a paved patio area, ideal for barbecues, that leads to a compact area of lawn with a raised brick built plinth, ideal for housing pot plants. There is also a mature shrub in a flower bed and attractive timber storage shed.





Buses

2 minute walk



Shops

Orchards Shopping Centre – 0.7 miles



Trains

Haywards Heath
1.3 miles



Airport

Gatwick
13.6 miles



Roads

M23
10.8 miles



Sport & Leisure

Dolphin Leisure Centre
1.5 miles



Rental Income

£1,500 pcm



Schools

St Wilfrid's Primary
St Joseph's Primary
Warden Park Academy
Oathall Community College



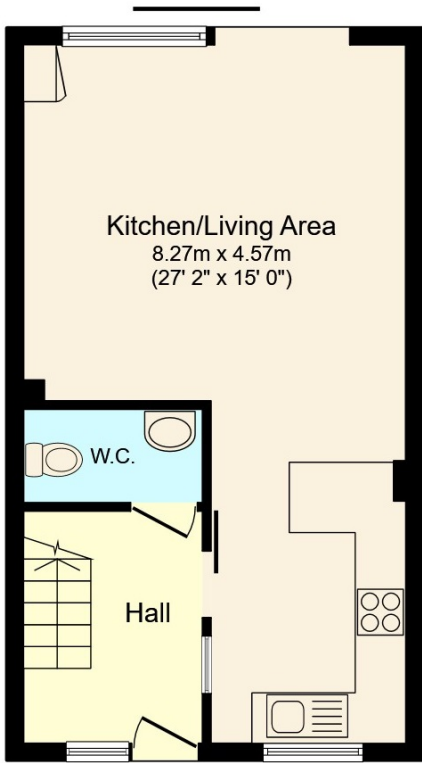
Broadband

Up to 67 Mbps

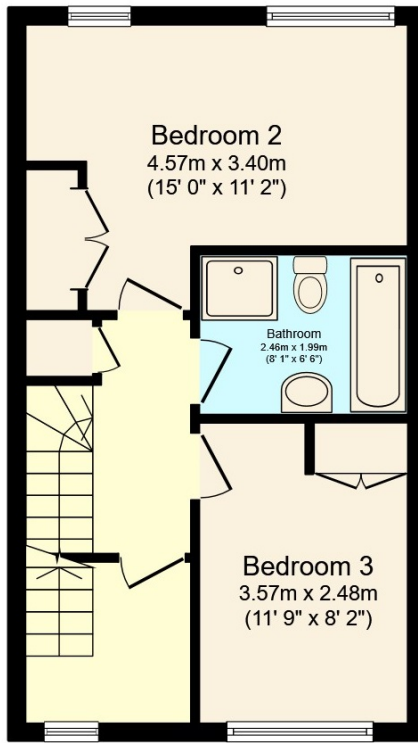


Council Tax

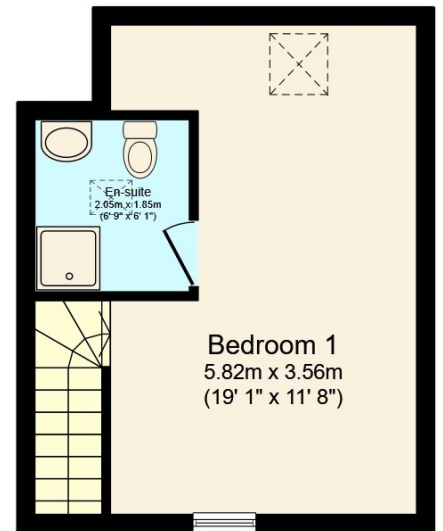
Band D



Ground Floor

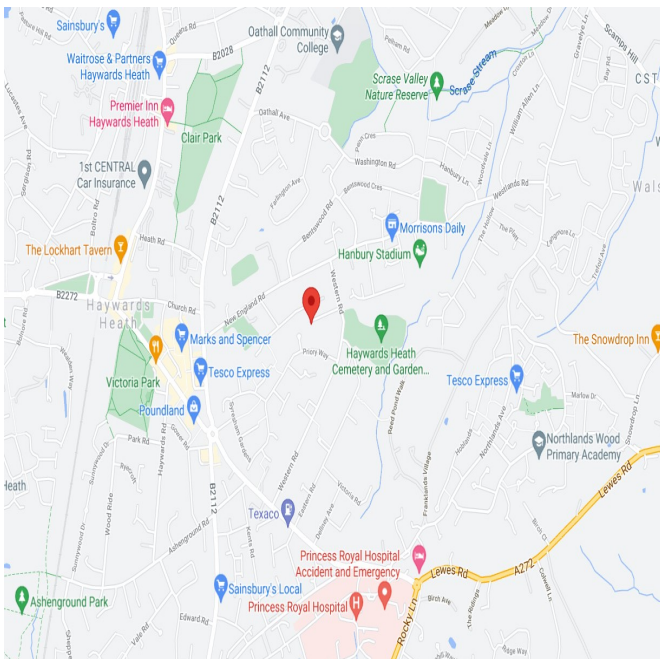


First Floor



Second Floor

Map Location



Total Approximate Floor Area
1,087 sq ft / 101 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447
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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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