



Spring Bank
Haywards Heath, RH16 4LF

£670,000

01444 474447
brocktaylor.co.uk

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

Spring Bank, Haywards Heath, RH16 4LF



2



3



3

LOCATION

Sigma Homes is a niche developer with a simple vision: to create stunning, individual properties for discerning buyers in the Southeast of England. This approach is based on 40 years' development experience in the region, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and environmentally conscientious specification.

LIVING AT SPRING BANK:

A unique collection of 20 homes, the impressive development at Spring Bank is itself situated on the doorstep of the stunning Sussex Downs, providing fabulous countryside for outdoor pursuits and a lovely environment to enjoy the surrounding scenery. With a number of popular local villages nearby, there's always a country pub to visit too. The bustling town of Haywards Heath located nearby offers a wealth of amenities including a wide choice of restaurants and bars, a community leisure centre, a community theatre, Waitrose and Sainsbury's and many other high street retailers. Brighton is just a 30-minute drive away from the development, an ideal place for a day by the sea and a meander through the eclectic shops in The Lanes. Haywards Heath mainline railway station provides brilliant commuter links with direct routes to London within 50 minutes and Brighton in 20. There's also a great road network close by.

PROPERTY

Tenure: Freehold

The front door of this stylish 3 Bedroom 3 Bathroom Semi-Detached family home opens into the Hallway which houses the convenient downstairs Cloakroom, two useful storage Cupboards and oak handrailed staircase. A door leads through to the open plan Kitchen/Dining space which offers a range of handcrafted shaker timber floor and wall mounted units and high-pressure laminate worktops, and glass splashback. Integrated Bosch kitchen appliances include a multifunctional oven, microwave combi oven, and induction hob. The kitchen also houses an integrated fridge, freezer, and dishwasher. Bi-fold doors lead directly to the rear garden. A door leads through to the separate Utility room complete with high pressure laminate flooring, stainless steel sink, housing for both washing machine and tumble dryer,

shaker style storage cupboards and a side door leading outside. A door from the hallway leads through to the Living Room, which offers a separate reception/social space flooded with natural light. Once upstairs, you will find the three double Bedrooms all of which provide built-in Hammond Shaker-style wardrobes, plus space for free standing furniture. The Principal Bedroom boasts a stylish ensuite with Shower. Bedroom Two also has an ensuite bathroom with shower, and the Family Bathroom which provides a Bath tub, are finished with Premium Branded Sanitary Ware, Demister Mirrors and in a contemporary style. Heated electric chrome towel rails are provided in all bathrooms and ensuites. Bedroom Three sits adjacent to the Study/Dressing room which provides additional bonus space with multiple options of use, and completes the upstairs accommodation. An air-source heat pump provides underfloor heating to the ground floor, with each room housing a thermostatic control, and radiators on the upper floor. All homes at Spring Bank have photovoltaic (PV) solar panels.

OUTSIDE

This new build property comes with external tap and power socket, paved patio and paths, landscaping on front areas and turf on both front and rear gardens, and security lighting.

ADDITIONAL INFORMATION

SAVE ON AVERAGE £2,200+ ON YOUR ENERGY BILLS IN A NEW ENERGY EFFICIENT SIGMA HOME †Indicative figures, based on HBF "Watt a Save", published April 2024.

**Landscape garden incentive not to be used in conjunction with any other offer.

***Part Exchange available on selected plots only. T&C's apply.

When you buy a new home from Sigma Homes you can be safe in the knowledge that it is built to a very high standard of design and quality, covered by a 10-year ICW warranty, has low environmental impact, and that you will enjoy an exceptional customer experience.

SERVICE CHARGE: Please note there is an estimated Estate Management Charge of £674.00 per annum.





Buses

2 minute walk



Shops

Sainsbury's Local
0.9 miles



Trains

Haywards Heath
2.2 miles



Airport

Gatwick
15.6 miles



Roads

M23
10.5 miles



Sport & Leisure

The Dolphin
2.5 miles



Rental Income

£TBC



Schools

Wivelsfield Primary
Oathall Community College



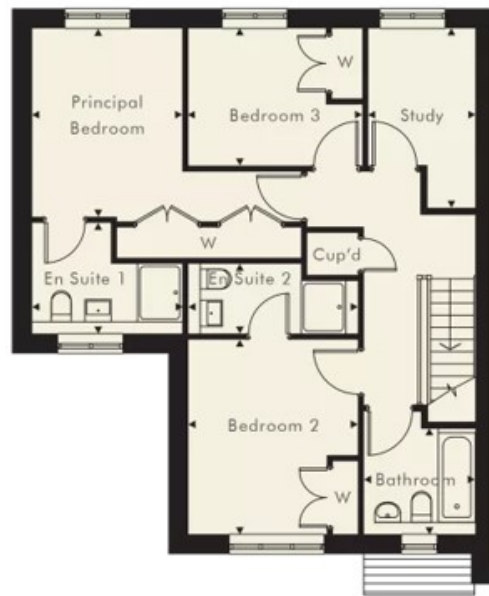
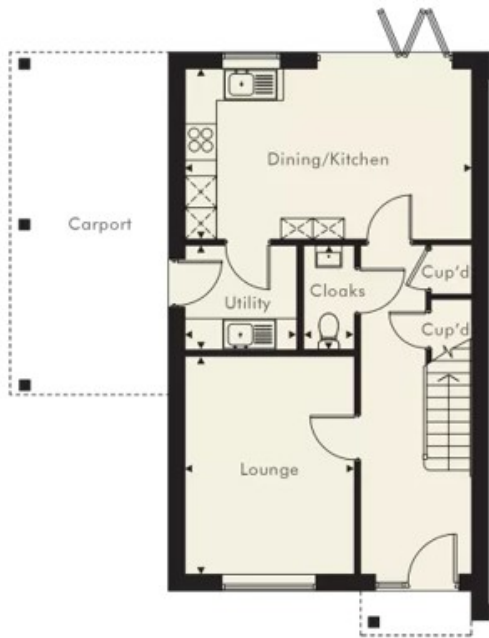
Broadband

Up to TBC Mbps



Council Tax

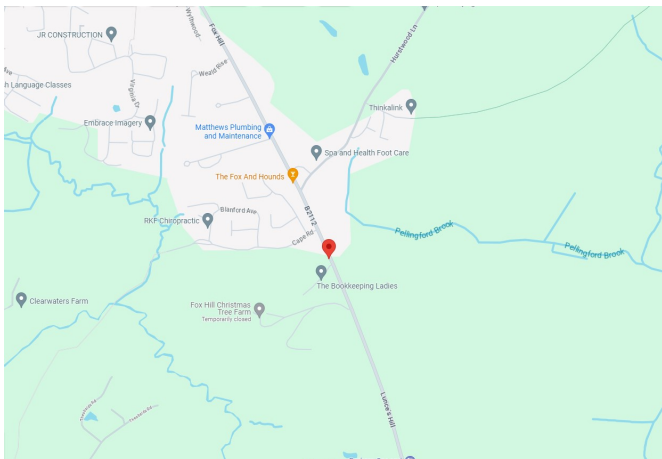
Band TBC



GROUND FLOOR	FIRST FLOOR	
DINING/KITCHEN	5.44M X 3.55M	17'10" X 11'8"
UTILITY	2.12M X 1.99M	7'0" X 6'6"
CLOAKS	1.99M X 1.08M	6'6" X 3'7"
LOUNGE	4.14M X 3.21M	13'7" X 10'6"

GROUND FLOOR	FIRST FLOOR	
PRINCIPAL BEDROOM	3.57M X 2.84M	11'9" X 9'4"
EN SUITE 1	2.84M X 2.10M	9'4" X 6'11"
BEDROOM 2	3.69M X 3.21M	12'1" X 10'6"
EN SUITE 2	3.21M X 1.32M	10'6" X 4'4"
BEDROOM 3	3.30M X 2.60M	10'10" X 8'6"
STUDY	3.41M X 2.02M	11'2" X 6'8"
BATHROOM	2.11M X 2.00M	6'11" X 6'7"

Map Location



Total Approximate Floor Area
1,291 sq ft / 120 sq m

EPC Rating



Viewing arrangements by
 appointment through Brock Taylor

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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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