



**Spring Bank
Haywards Heath, RH16 4LF**

£960,000

**01444 474447
brocktaylor.co.uk**

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

Spring Bank, Haywards Heath, RH16 4LF

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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 double fronted 4 Bedroom 3 Bathroom Detached family home opens into the Hallway which houses the convenient downstairs Cloakroom, useful understairs storage Cupboard and oak spindled/handrailled staircase. Double doors lead through to the impressive open plan Kitchen/Dining/Family space which offers a range of handcrafted shaker timber floor and wall mounted units and Silestone worktops, upstand, and splashback. Integrated Bosch kitchen appliances include a multifunctional oven, microwave combi oven, and induction hob. The kitchen also houses an integrated fridge, freezer, dishwasher, and wine cooler. 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 to the garden. The stunning Dining/Family

area offers an additional social space perfect for a growing family and benefits from bi-fold doors leading directly to the private rear garden. A door from the hallway leads through to the double aspect Living Room, which offers a separate reception/social space flooded with natural light. A door from the hallway leads to a private study which completes the downstairs accommodation. Once upstairs, you will find the four double Bedrooms all situated off a natural light flooded galleried landing, and all of which provide built-in Hammond Shaker-style wardrobes, plus ample space for free standing furniture. The Principal Bedroom boasts a stylish ensuite with both Bathtub and walk in Shower. Bedroom Two, which has an ensuite bathroom with large walk-in shower, and the Family Bathroom, which houses both Bathtub and Shower, 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. 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

The garage houses a double power socket and electric car charging point (IP65 rated). 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



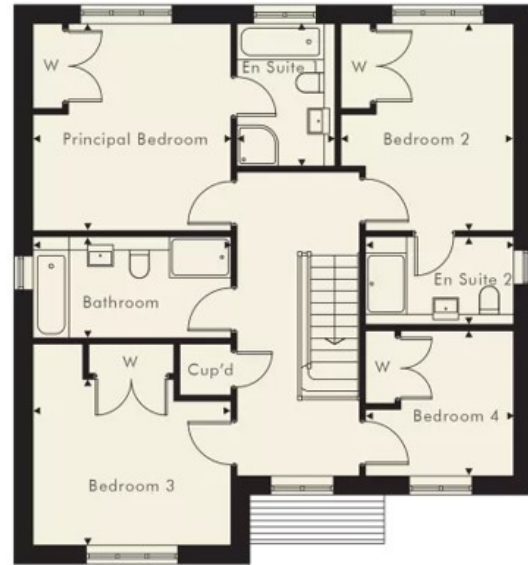
Broadband

Up to 67 Mbps



Council Tax

Band TBC



GROUND FLOOR **FIRST FLOOR**

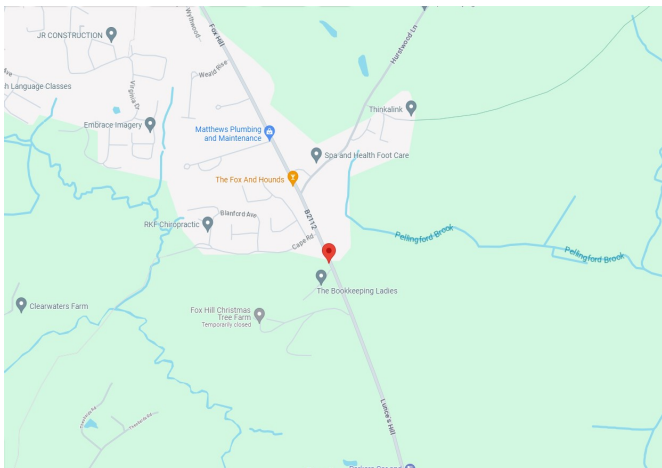
DINING/KITCHEN	9.37M X 4.04M	30'9" X 13'3"
CLOAKS	2.40M X 1.29M	7'11" X 4'3"
UTILITY	3.26M X 1.71M	10'8" X 5'7"
STUDY	2.90M X 2.85M	9'6" X 9'4"
LOUNGE	4.60M X 3.86M	15'1" X 12'8"

GROUND FLOOR **FIRST FLOOR**

PRINCIPAL BEDROOM	4.03M X 3.85M	13'3" X 12'8"
EN SUITE 1	2.77M X 1.89M	9'1" X 6'2"
BEDROOM 2	4.03M X 3.37M	13'3" X 11'1"
EN SUITE 2	2.89M X 1.71M	9'6" X 5'7"
BATHROOM	3.86M X 1.97M	12'8" X 6'6"
BEDROOM 3	3.86M X 3.23M	12'8" X 10'7"
BEDROOM 4	2.89M X 2.83M	9'6" X 9'3"

Map Location

Total Approximate Floor Area
1,869 sq ft / 174 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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