



**Lewin Twitten,
Haywards Heath, RH17 7EN**

**Offers In Excess Of
£600,000**

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

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1



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LOCATION

This attractive family home is set just off Rocky Lane, to the South East of Haywards Heath town centre, with it's varied selection of shops and restaurants and within close proximity of The Princess Royal Hospital. The property is also conveniently positioned for access to both Haywards Heath & Wivelsfield stations, with their direct service to both London (in around 45 minutes) and Brighton (15 minutes) too. For schooling, both St Wilfrid's C of E Primary School & Northlands Wood Primary Academy are set close to the house, with Oathall Community College also easily accessible. The area is also blessed with being set close to large areas of open countryside, for long walks or cycle rides, as well as St Francis Sports & Social Club that offers a wealth of sporting and social activities, including a pool.

PROPERTY

This modern detached house offers well-proportioned accommodation arranged over two floors, that is approached through a generous Entrance Hall, with a downstairs Cloakroom. The hallway also provides access to both the spacious Living Room, that features a double aspect and large feature fireplace. There is also a large fitted Kitchen/Diner, equipped with a good range of modern fitted

units with extensive work surfaces and a peninsular breakfast bar, comprehensive range of fitted appliances and French doors to the garden. On the first floor there is a spacious Master Bedroom suite, with a useful dressing area, featuring fitted wardrobes, with an adjacent En Suite, that leads into a generous Double Bedroom. The property boasts a further three Double Bedrooms and family Bathroom. The house also offers double glazing and gas central heating.

OUTSIDE

The property is set on a corner plot, within a popular development, with the added benefit of facing out onto pretty woodland, with areas of Bluebells. The property features its own driveway that leads to an ATTACHED GARAGE with up and over door, overhead storage, power lighting and connecting door to the garden. The house has areas of lawn set to both the front and side of the house, with inset flower beds. The rear garden is an attractive feature, that is enclosed by brick built retaining walls, with a paved patio that leads to an area of lawn. There is external lighting, a tap, and additional gated side access.





Buses

15 minute walk



Shops

Sainsbury's Local
0.9 miles



Trains

Haywards Heath - 2 miles
Wivelsfield – 2.9 miles



Airport

Gatwick
17.5 miles



Roads

M23
10.6 miles



Sport & Leisure

St Francis Sports & Social Club
0.9 miles



Rental Income

£1,750 pcm



Schools

St Wilfrid's CofE Primary
Oathall Community
College



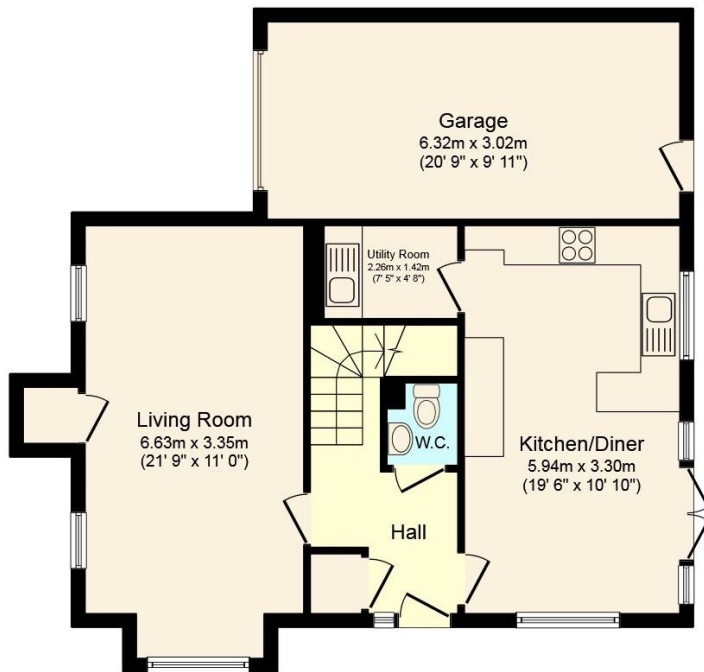
Broadband

Up to 67 Mbps

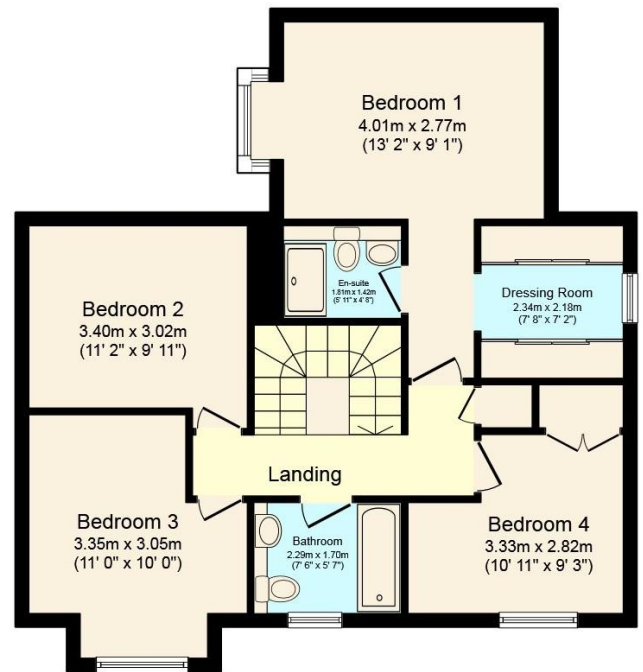


Council Tax

Band F

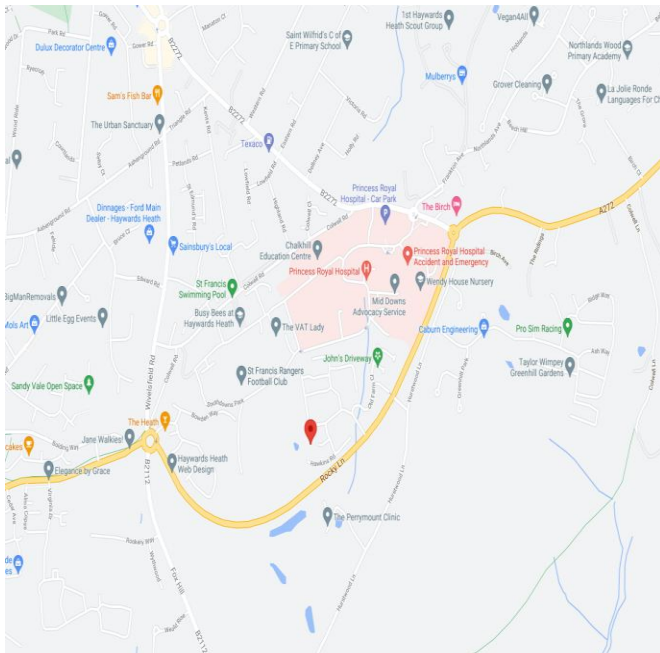


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

1,561 sq ft / 145 sq m

EPC Rating

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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