



**Connells**

Sunnywood Drive  
Haywards Heath



### Property Description

Enjoying a set back position on this popular residential road this light and airy maisonette boasts spacious accommodation arranged over the first and second floors.

Upon entry from the private front door there is a useful porch area with internal door opening through to a wide staircase leading up to the first and second floors. The first floor houses a large kitchen/breakfast room, fitted with ample storage of wall and base units, four burner gas hob and integrated fridge/freezer. The lounge is generously proportioned and features two large double glazed windows looking out over the rear of the property.

The second floor is comprised of two good sized double bedrooms, each benefitting from a private ensuite and built in storage.

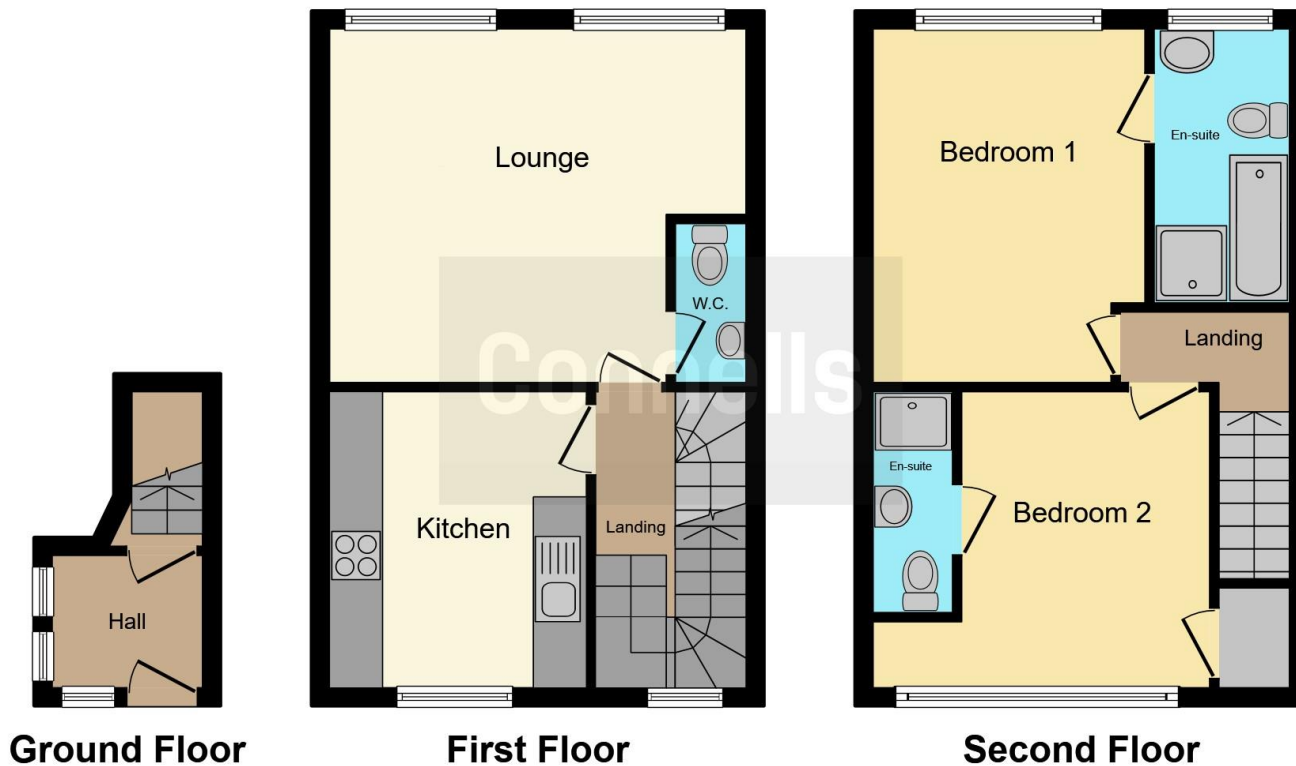
Externally there is a single garage en bloc and communal lawned gardens. The property also benefits from gas central heating.

Offering the perfect opportunity to put your own stamp on this conveniently located home, which is close to the town centre and the mainline station being within approx. 1.25 miles, providing regular services to London, Gatwick Airport and the South Coast. (approx. 14 minutes to Brighton and approx. 45 minutes to London Victoria) Main road networks provide straight forward access to Brighton, Horsham and Gatwick. Nature enthusiasts are also well served with Victoria Park and Ashenground & Bolnore woods close at hand.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HAY405307](http://connells.co.uk/Property/HAY405307)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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