





welcome to

New England Road, Haywards Heath

Guide Price £535,000 - £550,000 This fabulous three bedroom Victorian characterful family home has large living areas including extended kitchen with atrium room, separate utility room, huge south facing garden, off road parking, garage and garden room, all found in this highly convenient location.















Total floor area 146.9 m² (1,581 sq.ft.) approx

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

Living Room

13' 1" at max x 12' 8" at max (3.99m at max x 3.86m at max)

Dining Room / Sitting Room

13' 1" at max x 12' 2" at max (3.99m at max x 3.71m at max)

Kitchen

12' 2" x 8' 8" (3.71m x 2.64m)

Kitchen / Breakfast Room

12' 2" x 6' 11" at max ($3.71m \times 2.11m$ at max)

Utility Room

12' 2" x 8' 4" (3.71m x 2.54m)

Bedroom 1

13' 5" at max x 12' 9" at max (4.09m at max x 3.89m at max)

Bedroom 2

11' x 8' 2" (3.35m x 2.49m)

Bedroom 3

10' 2" x 6' 4" (3.10m x 1.93m)

Office / Studio

15' 8" x 8' 3" (4.78m x 2.51m)

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New England Road, Haywards Heath

- Guide Price £535.000 £550.000
- Victorian characterful three bedroom semi-detached house
- Extended modern kitchen with atrium room
- Huge south facing garden with various seating areas including recently replaced decking
- Office / Studio with water resistant flooring
- Off road parking for two cars, garage and electric charge point
- Sought after residential location close to town centre and schools
- No on-going chain

Tenure: Freehold EPC Rating: D

quide price

£535,000 - £550,000







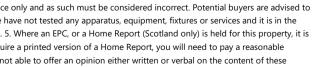


Please note the marker reflects the postcode not the actual property

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Property Ref: HHT108991 - 0008 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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