



Spring Bank, Haywards Heath RH16 4LF

welcome to

Spring Bank, Haywards Heath

- OPEN PLAN DINING/KITCHEN AREA WITH PATIO DOORS LEADING INTO THE GARDEN
- MODERN KITCHEN WITH SYLISH SHAKER UNITS AND INTEGRATED HIGH SPEC BOSCH APPLIANCES
- SUSTAINABLY BUILT FEATURING ENERGY EFFICIENT AIR SOURCE HEAT PUMP, PROVIDING UNDERFLOOR HEATING ON THE GROUND FLOOR
- PRINCIPAL BEDROOM WITH ENSUITE
- TWO MILES TO HAYWARDS HEATH TOWN CENTRE AND DIRECT TRAIN ROUTES TO LONDON IN UNDER ONE HOUR
- ALL BEDROOMS FEATURE BUILT IN HAMMOND SHAKER STYLE WARDROBES
- FAMILY BATHROOM COMPLETE WITH PREMIUM SANITARYWARE, DEMISTER MIRRORS, CHROME FITTINGS AND HEATED TOWEL RAIL
- INDIVIDUAL DESIGN, SELECT LOCATION AND FINEST QUALITY- 'THE SIGMA DIFFERENCE'

Tenure: Freehold EPC Rating: Exempt

£550,000

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Property Ref:

HHT109817 - 0003

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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Dining / Kitchen

17' 10" at max x 10' 11" at max (5.44m at max x 3.33m at max)

Utility

6' 3" x 5' 8" (1.91m x 1.73m)

Lounge

13' 7" x 10' 6" (4.14m x 3.20m)

Cloaks

Principal Bedroom

9' 11" at max x 9' 11" at max (3.02m at max x 3.02m at max)

En Suite

Bedroom 2

11' 3" at max x 9' 5" at max (3.43m at max x 2.87m at max)

Bedroom 3

9' 3" at max x 8' 1" at max (2.82m at max x 2.46m at max)

Bathroom



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01444 450105



HaywardsHeath@fox-and-sons.co.uk



115 South Road, HAYWARDS HEATH, West Sussex, RH16 4LR



fox-and-sons.co.uk