



Hanlye View Hanlye Lane,Cuckfield Haywards Heath RH17 5HN

welcome to

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- FINAL 2 REMAINING & 80% SOLD
- OPEN PLAN DINING/LIVING ROOM FEATURING BI-FOLDING DOORS LEADING TO THE GARDEN
- THREE BEDROOMS ALL WITH BUILT IN HAMMOND WARDROBES
- FAMILY BATHROOM WITH STEEL BATH, DEMISTER MIRRORS, ROCA SANITARYWARE AND VADO BRUSHED BLACK TAPS
- SELECT LOCATION, FINEST QUALITY AND INDIVIDUAL DESIGN- 'THE SIGMA DIFFERENCE'
- CONTEMPORARY DESIGNED HANDLESS KITCHEN WITH INTEGRATED HIGH SPEC APPLIANCES AND UNDER CUPBOARD LIGHTING
- WALKING DISTANCE TO LOCAL VILLAGE, SCHOOLS AND AMENITIES
- EFFICIENT TRANSPORT LINKS TO LONDON AND BRIGHTON WITH THE STATION BEING ONLY A 7 MINUTE COMMUTE

Tenure: Freehold EPC Rating: Exempt

£725,000

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Property Ref:
HHT109818 - 0004

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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Lounge

19' 5" at max x 12' 4" at max (5.92m at max x 3.76m at max)

Dining / Kitchen

20' 9" at max x 10' 2" at max (6.32m at max x 3.10m at max)

Cloaks / Utility

7' 6" at max x 4' 5" at max (2.29m at max x 1.35m at max)

Principal Bedroom

12' 4" at max x 11' at max (3.76m at max x 3.35m at max)

En Suite

Bedroom 2

13' 6" at max x 9' 11" at max (4.11m at max x 3.02m at max)

Bedroom 3

11' 4" at max x 8' 1" at max (3.45m at max x 2.46m at max)

Bathroom



fox & sons



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