



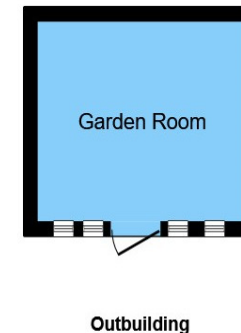
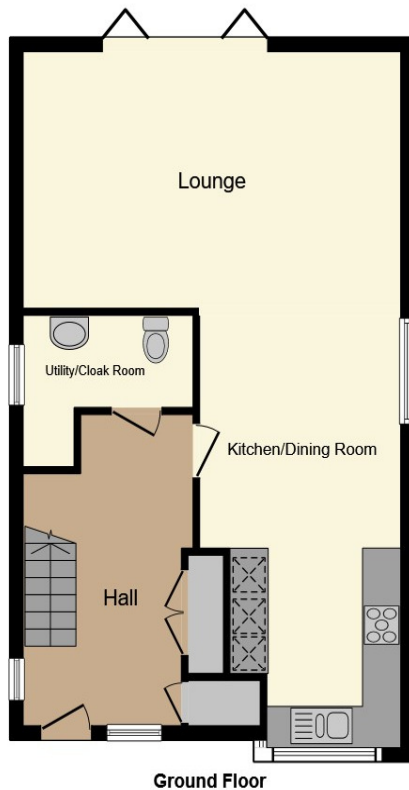
Hanlye View, Hanlye Lane, Cuckfield, Haywards Heath RH17 5HN

welcome to

Hanlye View, Hanlye Lane, Cuckfield, Haywards Heath

FINAL 3 HOMES REMAINING- CALL TO VIEW NOW! Introducing the FINAL unit of our exclusive 4 bedroom link-detached new home at Hanlye View. This luxurious home boasts contemporary design, spacious interiors and high-end finishes throughout. Don't miss your chance to secure this stunning property!





Total floor area 155.5 m² (1,674 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

Lounge

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

Dining Room / Kitchen

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

Cloakroom

Garden Room

10' 10" x 9' 8" (3.30m x 2.95m)

Principal Bedroom

16' 2" at max x 8' 8" at max (4.93m at max x 2.64m at max)

En Suite

Bedroom 2

13' 8" at max x 11' at max (4.17m at max x 3.35m at max)

En Suite

Bedroom 3

12' 2" at max x 11' 11" at max (3.71m at max x 3.63m at max)

Bedroom 4

13' 8" at max x 8' 1" at max (4.17m at max x 2.46m at max)

Bathroom

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- Finest Quality, Individual Design & Select Location- The Sigma Difference
- Open plan Dining Room / Kitchen, lounge with bi-folding doors leading to the garden
- Contemporary designed handleless kitchen with integrated high-spec Bosch appliances and undercupboard lighting
- Four double bedrooms all with built in Hammond wardrobes
- Principal Bedroom and bedroom two both with ensuite with demister mirrors, Vado® brushed black taps and shower fittings
- Family bathroom with steel bath demister mirrors, Roca sanitary ware and Vado brushed black taps
- Parking for two vehicles and electric car charging points with each property
- Walking distance to local village, schools and amenities, also with efficient transport links to London

Tenure: Freehold EPC Rating: Exempt

£825,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HHT109819



Property Ref:
HHT109819 - 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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