



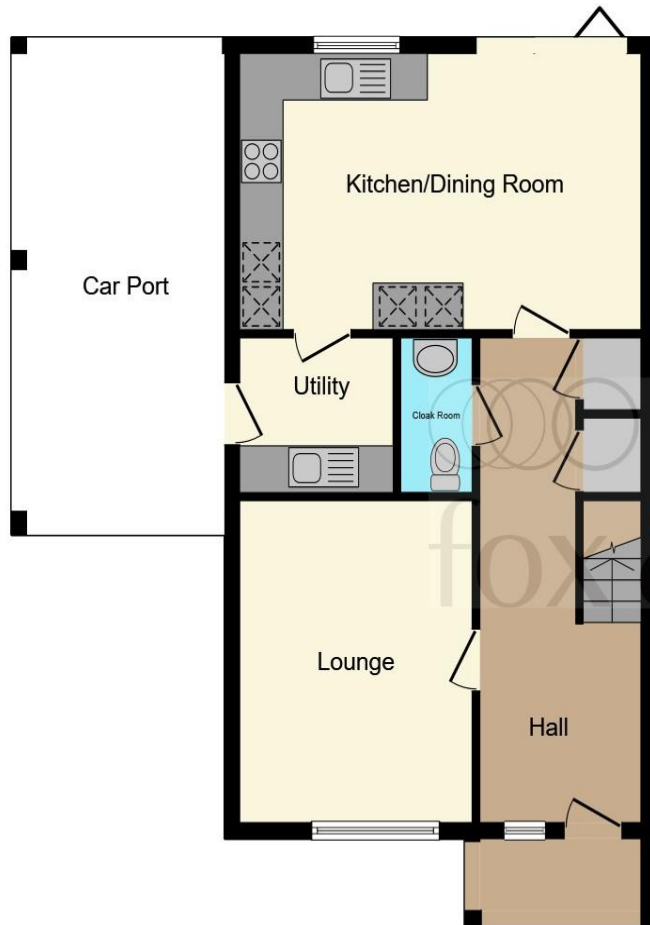
Spring Bank, Haywards Heath RH16 4LF

welcome to

Spring Bank, Haywards Heath

READY TO MOVE INTO Fox and Sons presents this brand new three bedroom home that features a high spec kitchen with a connecting utility room, spacious living area & study. Both the master bedroom & 2nd bedroom have their own ensuites & all bedrooms feature fitted shaker style wardrobes!





Ground Floor



First Floor

Dining Room / Kitchen

17' 10" x 11' 8" (5.44m x 3.56m)

Utility

7' x 6' 6" (2.13m x 1.98m)

Cloakroom

Lounge

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

Bedroom 1

11' 9" x 9' 4" (3.58m x 2.84m)

En Suite

Bedroom 2

12' 1" x 10' 6" (3.68m x 3.20m)

En Suite

Bedroom 3

10' 10" x 8' 6" (3.30m x 2.59m)

Bedroom 4 / Study

11' 2" x 6' 8" (3.40m x 2.03m)

Total floor area 128.9 m² (1,387 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

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- Open plan dining / kitchen room with patio doors leading into the garden
- Master bedroom and bedroom two both with en suite
- Energy efficient air source pump providing underfloor heating on the ground floor
- Premium sanitaryware, pressurised shower, demister mirrors, heated towel rail and chrome fittings in bathroom and ensuites
- Modern kitchen with stylish shaker units and high spec integrated appliances

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HHT109945



Property Ref:
HHT109945 - 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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