

St. Pauls On The Green, Haywards Heath RH16 3BF



# welcome to

# St. Pauls On The Green, Haywards Heath

Guide Price £700,000 - £725,000...Fox and Sons proudly presents this outstanding four double bedroom detached house to the market, this stunning family home has spacious accommodation and a real feature is the superb main bedroom with en-suite, southerly aspect walled garden and kitchen/dining room.

















fox & sons



**Second Floor** 

## Total floor area 156.1 m<sup>2</sup> (1,681 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

## **Kitchen / Dining Room**

23' 6" at max x 13' at max ( 7.16m at max x 3.96m at max )

## **Lounge ( Ground Floor)**

13' 2" at max x 10' at max ( 4.01m at max x 3.05m at max )

## Utility

7' 3" x 5' 3" ( 2.21m x 1.60m )

W.C.

## Lounge (First Floor)

15' 5" x 13' 1" ( 4.70m x 3.99m )

## Study

7' 8" x 7' 8" ( 2.34m x 2.34m )

W.C.

#### **Bedroom 1**

15' 1" at max x 13' 1" at max ( 4.60m at max x 3.99m at max )

#### **En-Suite**

#### **Bedroom 2**

10' at max x 9' 10" at max ( 3.05m at max x 3.00m at max )

#### **En-Suite**

#### **Bedroom 3**

11' 8" x 8' 4" ( 3.56m x 2.54m )

#### **Bedroom 4**

8' 5" at max x 8' 4" at max ( 2.57m at max x 2.54m at max )

## welcome to

# St. Pauls On The Green, Haywards Heath

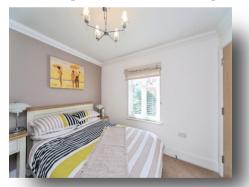
- Guide Price £700,000 £725,000
- An outstanding four double bedroom detached house
- The original show home for this sought after development with modern decor and fitments throughout
- Large open plan kitchen/ dining room
- Two separate reception rooms
- Feature main bedroom and bedroom two with en-suite shower rooms
- Southerly aspect walled garden
- Parking and garage

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

# £700,000 - £725,000









Please note the marker reflects the postcode not the actual property

# view this property online fox-and-sons.co.uk/Property/HHT110011



Property Ref: HHT110011 - 0009 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.





## 01444 450105



HaywardsHeath@fox-and-sons.co.uk



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



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.