





welcome to

Sheppeys, Haywards Heath

Guide Price £525,000 - £530,000...A rare three bedroom semi-detached home with a self-contained one bedroom annexe, located within walking distance of the town centre. Featuring modern living spaces, large rear garden, and driveway parking for three cars.

















Ground Floor

Total floor area 109.5 m² (1,179 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

Living Room

17' 5" at max x 10' 9" at max (5.31m at max x 3.28m at max)

Kitchen / Dining Room

18' at max x 9' 1" at max (5.49m at max x 2.77m at max)

Annexe Kitchen / Dining Room

14' 8" at max x 13' 3" at max (4.47m at max x 4.04m at max)

Annexe Bedroom

11' 7" x 9' 4" (3.53m x 2.84m)

Annexe En Suite

Bedroom 1

11' 6" x 9' 1" (3.51m x 2.77m)

Bedroom 2

11' 4" at max x 8' 7" (3.45m at max x 2.62m)

Bedroom 3

8' 4" x 7' 9" (2.54m x 2.36m)

Shower Room

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- Guide Price £525,000 £530,000
- Rare semi-detached home with self-contained annexe
- Three bedrooms plus one bedroom annexe with private entrance
- Modern kitchen / dining area and bright living space
- Large rear garden with patio and powered sheds
- Driveway parking for three cars
- En-suite shower room to annexe bedroom
- Walking distance to town centre and local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: D

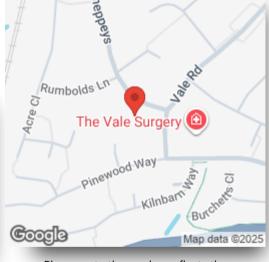
guide price

£525,000 - £530,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HHT109850 - 0006 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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