



**Rectory Gardens, Haywards Heath Road, Balcombe,  
Haywards Heath RH17 6PA**



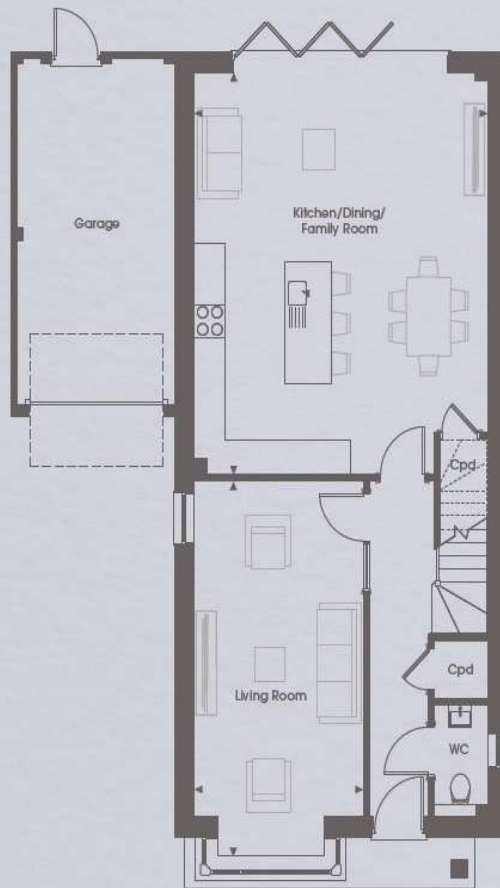
**welcome to**

**Rectory Gardens, Haywards Heath Road, Balcombe, Haywards Heath**

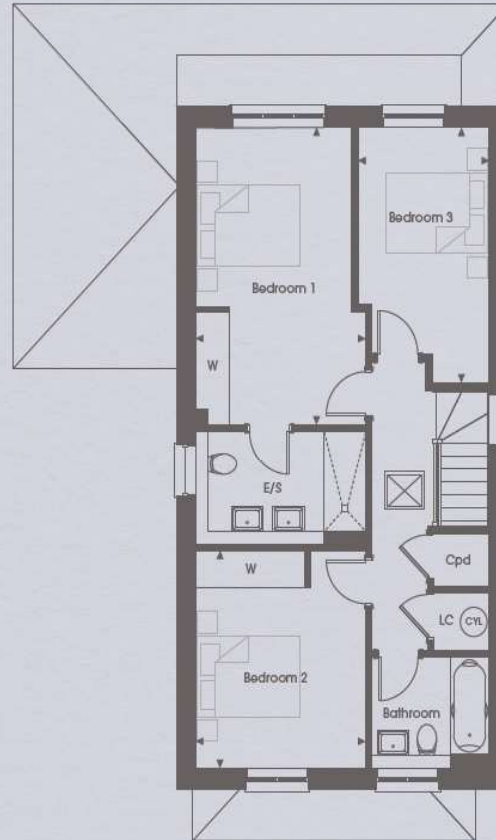
**\*OVER 50% SOLD\*** Plot 10 is an elegant three bedroom detached home in Balcombe. Offering generous living space with a high quality specification set over 1496 sq ft. Includes a generous kitchen/dining area, living room, garage and driveway. **\*£10k Stamp Duty Incentive\***



## RECTORY GARDENS



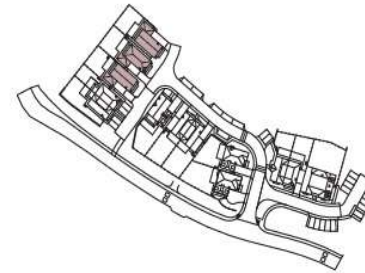
GROUND FLOOR



FIRST FLOOR

External finishes may vary. Please confirm with sales consultant. ◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. LC denotes linen cupboard. E/S denotes en-suite. CYL denotes cylinder. X denotes lift hatch. (m) denotes mirrored plot. Please contact Sales Consultant for more information.

## PLOT LOCATION



## Homes 10, 11 & 12(m)

### GROUND FLOOR

Kitchen/Dining/Family Room  
7.05m x 5.65m 23'1" x 18'6"

Living Room  
6.61m x 3.25m 21'8" x 10'7"

### FIRST FLOOR

Bedroom 1  
5.22m x 3.27m 17'1" x 10'8"

Bedroom 2  
3.81m x 3.27m 12'6" x 10'8"

Bedroom 3  
4.48m x 2.51m 14'8" x 8'2"

welcome to

## Rectory Gardens, Haywards Heath Road, Balcombe, Haywards Heath

- \*£10K STAMP DUTY INCENTIVE\* READY TO MOVE INTO BEAUTIFULLY CRAFTED NEW DETACHED HOME
- BOASTING 3 SPACIOUS BEDROOMS
- HIGH SPECIFICATION HOMES, BUILT BY MULTI-AWARD-WINNING DEVELOPER SHANLY HOMES
- DRIVEWAY AND GARAGE PARKING
- OPEN PLAN, FULLY INTEGRATED KITCHEN AND DINING AREA
- PRINCIPAL BEDROOM FEATURES AN ENSUITE AND FITTED WARDROBES
- DUAL APSECT LIVING ROOM WITH ITS FEATURE BAY WINDOW
- PREDICTED EPC RATING: B

Tenure: Freehold EPC Rating: Exempt

£825,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HHT110097 - 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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01444 450105



HaywardsHeath@fox-and-sons.co.uk



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



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