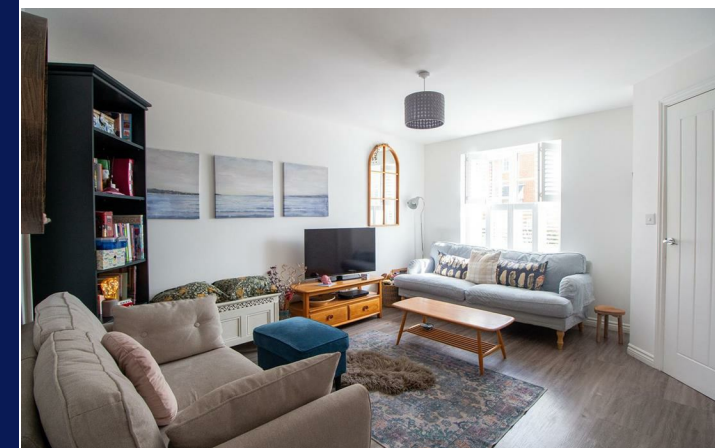
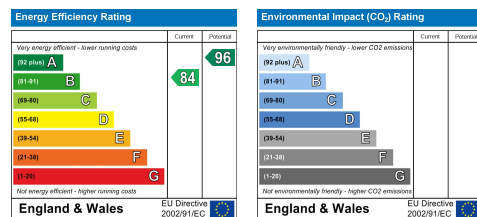


### Ash Way, Haywards Heath

APPROX. GROSS INTERNAL FLOOR AREA 1025 SQ FT 95.2 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



7 Ash Way, Haywards Heath, West Sussex, RH17 7GE

Guide Price £425,000 Freehold



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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## 7 Ash Way, Haywards Heath, West Sussex, RH17 7GE

Guide Price £425,000 - £450,000

What we like...

- \* Modern home with contemporary finishes and ready for immediate occupation.
- \* Favoured layout with kitchen/diner across the rear opening on to the garden.
- \* Plenty of energy efficiency - great for a low maintenance living .
- \* Three good size bedrooms and two bath/shower rooms.
- \* Plenty of parking and garage which offers conversion options STPP.

**Guide Price £425,000 - £450,000**

### The Home...

If you're looking for a modern home, in a peaceful position, that is ready for immediate occupation then this fabulous semi-detached home on Ash Way could be just the one for you.

The inviting sitting room sits to the front of the house with bespoke plantation shutters adding class and privacy. Tasteful Karndean flooring flows through and into the social kitchen/diner, which extends across the entire rear of the house, with French doors on to the garden – a favoured layout which is great during the summer months.

The kitchen itself is sleek and stylish with white gloss units under contrasting worktops. There is plenty of prep space and a range of integrated appliances including oven, hob, dishwasher, washing machine and fridge/freezer. There is plenty of space for a dining area making this a great space to entertain friends whilst cooking.

The ground floor also has a modern cloakroom and very handy understairs storage cupboard.

On the first floor you have three good sized bedrooms and two bath/shower rooms. The main bedroom is a generous double, has a natural recess for wardrobes and its own stylish ensuite shower room. The second and third bedrooms overlook the rear and are served by the modern family bathroom with overhead shower.

Being a "newer build", the home has excellent eco credentials with a high degree of energy efficiency created by the high levels of insulation, high performance double glazing and thermostatic heating (gas fired). EPC B 84, potential A 96. There is also the remainder of the 10 year new homes warranty, giving an incoming buyer total peace of mind. For those who work from home or like to stream, you have access to an Ultrafast broadband connection with around 1,100 mbps download.



### Step Outside...

Outside the home enjoys a delightful garden that extends to 33ft in depth and wraps around the back of the garage. The level lawn, pretty planting and paved seating areas make this a lovely space to sit out and relax.

The garage is attached to the house and extends to 19ft in depth, offering excellent storage/parking space and plenty of scope for conversion into a work from home space, utility or play room.

There is driveway parking for two cars (tandem) and plenty of unrestricted on street parking for guests.

### The Location...

Ash Way forms part of the popular "Greenhill Gardens" development on the eastern side of Haywards Heath and lies immediately off Greenhill Way close to Princess Royal Hospital. The town offers a wide range of shops, an array of bars & restaurants, Sainsbury's & Waitrose superstore, a modern leisure centre and a mainline railway station offering a fast and frequent service to London (Victoria/London Bridge 45 minutes). There are several good schools in the locality catering for all age groups and the A23 lies about 6 miles to the west providing a direct route to the motorway network. Gatwick International Airport is about 16 miles to the north and the cosmopolitan city of Brighton lies about 15 miles to the south.

### The Specifics...

Title Number: ESX393413

Tenure: Freehold

Local Authority: Lewes District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast - 1,139 mbps download

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally before proceeding.

