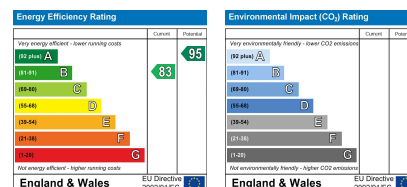


Approx. Gross Internal Floor Area 900 sq. ft / 83.78 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



4 Knox Road, Haywards Heath, West Sussex, RH17 7BJ

Guide Price £450,000 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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4 Knox Road, Haywards Heath, West Sussex, RH17 7BJ

Guide: £450,000 - £475,000

What we like...

- * Modern home with contemporary finishes.
- * Favoured layout with kitchen/diner and sitting room - both with doors onto the garden.
- * Two allocated parking spaces.
- * Great location for the Princess Royal Hospital.

Guide: £450,000 - £475,000

Welcome Home...

There’s a lot to like about this smart modern home on Knox Road – not least the modern spec, favoured layout and huge amount of natural light that pours in.

Inside, the layout flows really well. The sitting room enjoys a lovely dual aspect, with French doors opening directly onto the rear garden – great for everyday living and entertaining alike. The kitchen/diner is a social, functional space with room for a dining table, contemporary cabinets and darker worktops providing a sleek contrast. There’s good prep space and a full range of integrated appliances including a fridge/freezer, dishwasher and washing machine. The sitting room is dual aspect, extends to an impressive 19ft and also has doors out to the garden.

Amtico flooring in the entrance hall and kitchen gives a consistent, clean finish to the ground floor, which is completed by a cloakroom and a generous understairs cupboard for storage.

Upstairs, the layout is well considered. The first and second bedrooms are positioned to the front and benefit from the elevated setting with views stretching towards the South Downs. The main bedroom has built-in wardrobes and a smart en-suite with a large walk-in shower. The third bedroom looks out over the rear garden and would make a great home office or child’s room if needed.

Further benefits include a high degree of energy efficiency, the remainder of 10 year new homes warranty, Ultrafast fibre, gas central heating and high performance double glazing.

Step Outside...

Outside, the rear garden is a standout feature for a home of this age. It’s a really good size and has been improved with an extended patio – the perfect spot for summer dining. There’s a neat lawn, established planting, and a rear gate that leads to two allocated parking spaces.



Out & About...

Knox Road sits of the southern fringes of Haywards Heath, is in a prime location for the Princess Royal Hospital, located on a popular development off the A272, which provides swift communication links to both the East (A272) and West (A23/M23) of the town. Sainsburys Local provides immediate shopping facilities whilst Haywards Heath's town centre is just over a mile distant and offers more extensive facilities including Orchards Shopping Centre, Marks & Spencer and Victoria Park. The 'social hub' of the town is The Broadway which boasts a range of bars & restaurants including Gravlax Coffee Shop, Zizzi, Pizza Express and Lockhart Gastropub.

Haywards Heath's mainline station is two miles distant and provides fast & regular commuter links to London (Victoria/London Bridge in approx 47 mins, St Pancras International Station 65 mins), Gatwick International Airport (20 mins), Brighton (20 mins) and the South Coast.

The Specifics...

Tenure: Freehold
Title Number: WSX371759
Estate Charge: £300 p.a. (approx) which contributes towards upkeep of the 'communal' areas of the development.
Local Authority: Mid Sussex District Council
Council Tax Band: D

We believe this information to be correct but we recommend intending purchasers check details personally before exchange.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

