



**Guide Price**  
**£485,000**

**Freehold**

4x  2x  2x 

**Eastern Road, Haywards  
Heath, West Sussex,  
RH16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards





## Main features

- Open fire place
- One of the bedroom features an en-suite shower room
- Recently refitted family bathroom
- Boiler installed in 2023
- Secluded rear garden and off road parking
- Walking distance to train station and town centre

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Cloakroom  
 Lounge: 12'7 x 11'0 (3.84m x 3.36m)  
 Kitchen/Dining Room: 17'3 x 12'3 (5.26m x 3.74m)  
 Conservatory: 15'9 x 9'8 (4.80m x 2.95m)

### FIRST FLOOR

Landing  
 Bedroom 2: 11'1 x 10'2 up to fitted wardrobes (3.38m x 3.10m)  
 Bedroom 3: 12'2 x 9'5 (3.71m x 2.87m)  
 Bedroom 4/Study: 5'6 x 5'3 (1.68m x 1.60m)  
 Bathroom

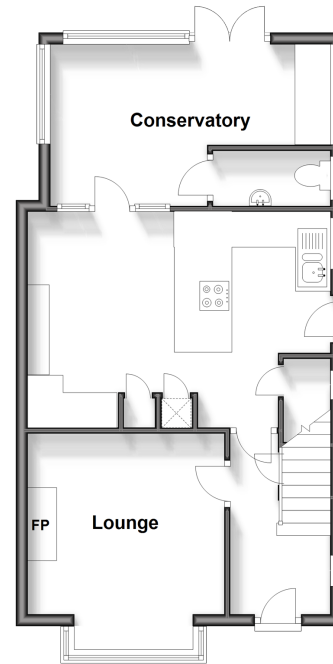
### SECOND FLOOR

Landing  
 Bedroom 1: 16'11 x 9'0 up to fitted wardrobes (5.16m x 2.75m)  
 En-Suite Shower Room

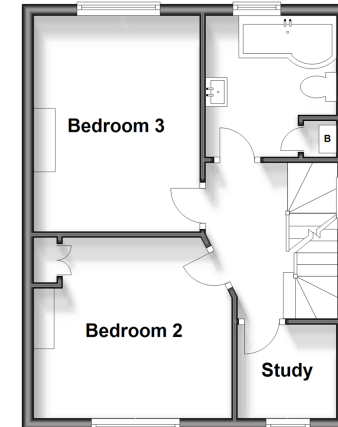
### OUTSIDE

Front & Rear Garden  
 Off Road Parking

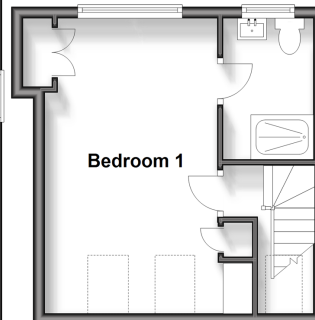
**Ground Floor**  
 Approx. 50.4 sq. metres (542.5 sq. feet)



**First Floor**  
 Approx. 36.0 sq. metres (387.2 sq. feet)



**Second Floor**  
 Approx. 23.9 sq. metres (256.9 sq. feet)



Call Haywards Heath - 01444 411132 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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