



**Guide Price**  
**£740,000**

**Freehold**

4x  2x  3x 

**Ash Way, Haywards  
Heath, East Sussex,  
RH17**

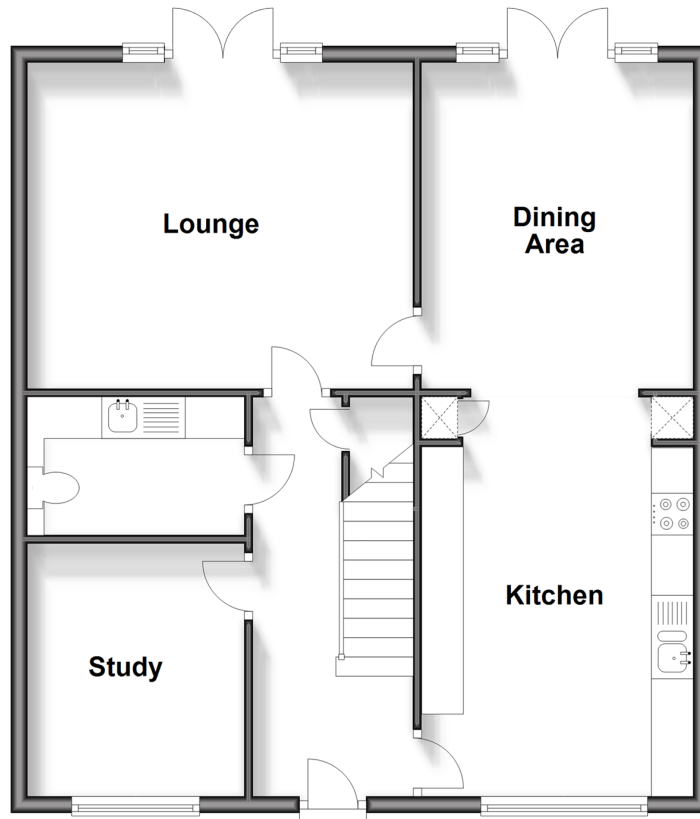
**OVER 60?**

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

**cubitt&west**  
Helping you move forwards

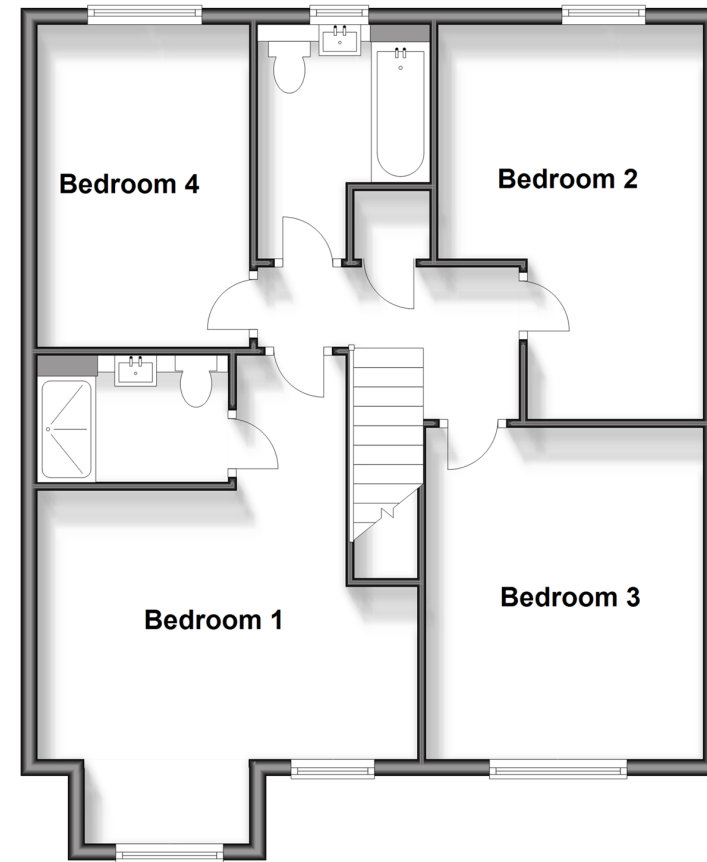
## Ground Floor

Approx. 70.5 sq. metres (759.2 sq. feet)



## First Floor

Approx. 72.7 sq. metres (782.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 15'6 x 12'9 (4.73m x 3.89m)

Kitchen: 15'8 x 10'8 (4.78m x 3.25m)

Dining Area: 12'10 x 10'8 (3.91m x 3.25m)

Study: 10'0 x 8'6 (3.05m x 2.59m)

Cloakroom/Utility Room: 8'6 x 5'5 (2.59m x 1.65m)

### FIRST FLOOR

Landing

Bedroom 1: 19'0 x 15'4 (5.80m x 4.68m)

En-Suite Shower Room

Bedroom 2: 15'6 x 10'9 at widest point (4.73m x 3.28m)

Bedroom 3: 13'1 x 10'11 (3.99m x 3.33m)

Bedroom 4: 12'6 x 8'3 (3.81m x 2.52m)

Bathroom

### OUTSIDE

Front & Rear Garden

Double Garage: 20'1 x 19'11 (6.13m x 6.07m)

Off Road Parking



## Main features

- All bedrooms are doubles with one featuring an en-suite shower room
- Built into the kitchen is an integral dishwasher & fridge/freezer
- Secluded landscaped rear garden
- Countryside walks nearby
- The convenience of a double garage and off road parking for 6 vehicles



### Nearest Schools

Primary Schools: Northlands Wood Community Primary 0.3 miles, St Wilfrid's CofE Primary, Haywards Heath 0.6 miles

Secondary Schools: Oathall Community College 1.2 miles,



### Transport Information

Train Stations: Haywards Heath 1.5 miles, Wivelsfield 2.3 miles, Burgess Hill 3.2 miles



### Address

Ash Way, Haywards Heath, East Sussex, RH17



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

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



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



22705968/20250106/DD/DD