



**Price**  
**£735,000**

**Freehold**

3x  3x  1x 

**Coniston Avenue,  
Haywards Heath, West  
Sussex, RH17**

**OVER 60?**

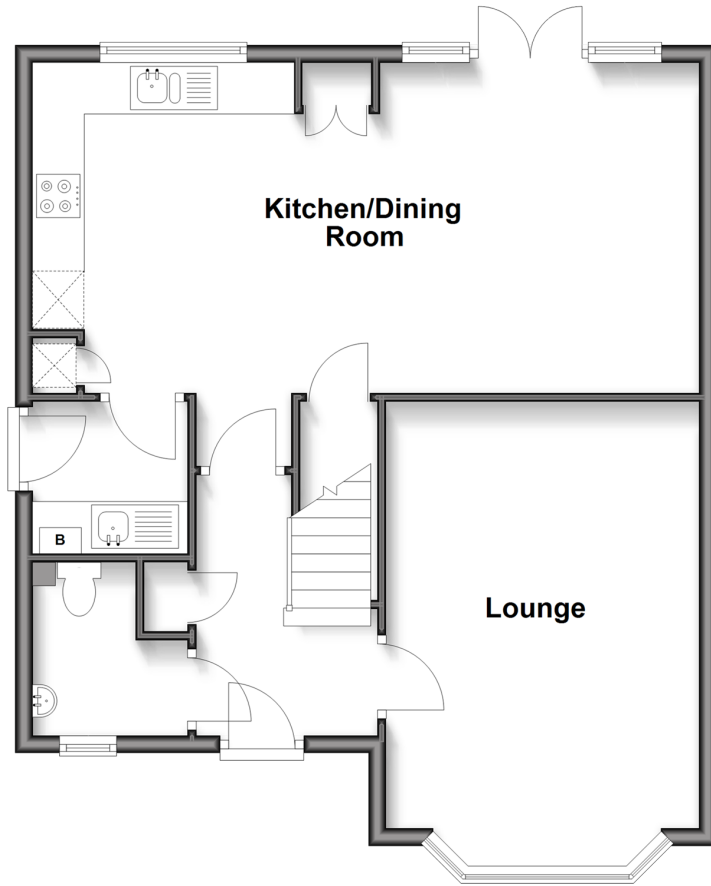
Secure this property  
for up to **59% less!**

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Helping you move forwards



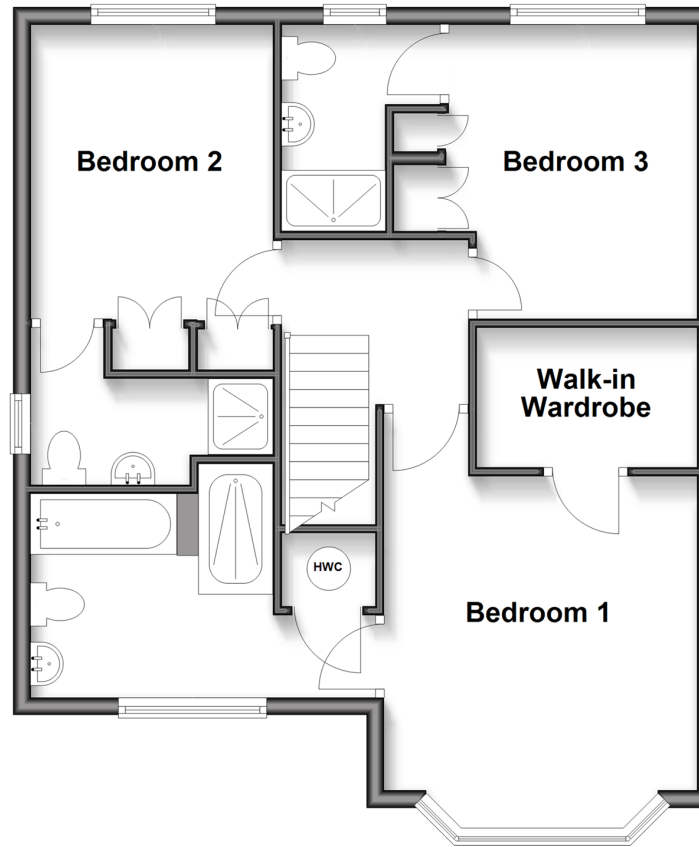
## Ground Floor

Approx. 63.7 sq. metres (685.2 sq. feet)



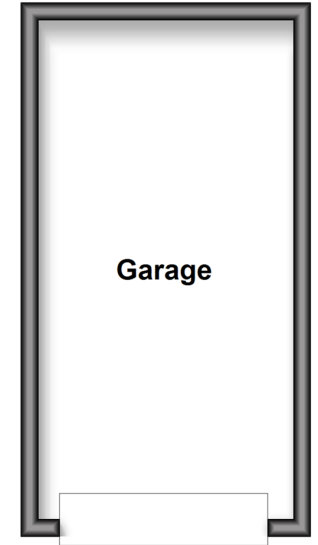
## First Floor

Approx. 63.7 sq. metres (685.3 sq. feet)



## Outbuilding

Approx. 16.9 sq. metres (181.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 18'1 x 12'0 (5.52m x 3.66m)

Kitchen/Dining Room: 25'1 x 15'5 (7.65m x 4.70m)

Utility Room: 5'10 x 5'9 (1.78m x 1.75m)

Landing

Bedroom 1: 17'2 x 11'11 (5.24m x 3.63m)

En-Suite Bathroom

Walk-in Wardrobe: 8'1 x 5'4 (2.47m x 1.63m)

Bedroom 2: 11'4 x 9'6 up to fitted wardrobes (3.46m x 2.90m)

En-Suite Shower Room

Bedroom 3: 11'2 x 9'3 up to fitted wardrobes (3.41m x 2.82m)

En-Suite Shower Room

### OUTSIDE

Garage: 19'1 x 9'8 (5.82m x 2.95m)

Off-Road Parking

Front & Rear Garden

### FIRST FLOOR



## Main features

- No forward chain
- The convenience of a garage & off road parking
- The luxury of a large lounge
- Kitchen features integral fridge/freezer & dishwasher
- All bedrooms are doubles with en-suites
- 2 bedrooms with fitted wardrobes and bedroom 1 with a walk-in wardrobe
- Utility room, ideal for storage



### Nearest Schools

Primary Schools: Harlands Primary 0.2 miles, Holy Trinity CofE Primary, Cuckfield 1.0 miles, Blackthorns Community Primary, Lindfield 1.2 miles

Secondary Schools: Oathall Community College 1.1 miles,



### Transport Information

Train Stations: Haywards Heath 0.7 miles, Balcombe 2.9 miles, Wivelsfield 3.4 miles



### Address

Coniston Avenue, Haywards Heath, West Sussex, RH17



### Directions

For directions to this property please contact us.





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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.

