

**Church House, Priory Way, Haywards Heath RH16 3LS** 



## welcome to

# **Church House, Priory Way, Haywards Heath**

An immaculately presented three storey detached house. This bright and modern four bedroom property has a good sized open plan living area, master bedroom with ensuite shower room and a lovely garden, situated in this highly convenient location.















## Total floor area 148.3 m<sup>2</sup> (1,596 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### **Utility Room**

10' 7" x 9' 1" ( 3.23m x 2.77m )

## Bedroom 4 / Study

11' 9" x 6' 6" ( 3.58m x 1.98m )

#### W.C.

## **Living / Dining Room**

24' 11" at max x 20' 5" at max ( 7.59m at max x 6.22m at max )

#### Kitchen

16' at max x 9' 10" ( 4.88m at max x 3.00m )

#### **Bedroom 1**

15' 6" at max x 11' 9" at max ( 4.72m at max x 3.58m at max )

#### **En Suite**

#### **Bedroom 2**

14' 7" x 14' 2" ( 4.45m x 4.32m )

#### **Bedroom 3**

11' 3" x 8' 10" ( 3.43m x 2.69m )

#### **Bathroom**

## welcome to

# **Church House Priory Way, Haywards Heath**

- A substantial four bedroom detached house
- Immaculately presented throughout
- Large open plan living space
- Three floors of accommodation
- Master bedroom with en-suite shower room
- Driveway parking and garage
- Useful utility room
- Sought after residential location

Tenure: Freehold EPC Rating: B

Council Tax Band: E

# £540,000









Please note the marker reflects the postcode not the actual property

## view this property online fox-and-sons.co.uk/Property/HHT108228



Property Ref: HHT108228 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





## 01444 450105



Haywards Heath @ fox-and-sons. co.uk



115 South Road, HAYWARDS HEATH, West Sussex, RH16 4LR



fox-and-sons.co.uk