



**Hanlye View Hanlye Lane, Cuckfield Haywards Heath RH17 5HN**



welcome to

## Hanlye View Hanlye Lane, Cuckfield Haywards Heath

- **\*\*SHOW HOME AVAILABLE TO VIEW\*\* \* TAILOR MADE INCENTIVES AVAILABLE\***
- OPEN PLAN DINING/LIVING ROOM FEATURING BI-FOLDING DOORS LEADING TO THE GARDEN
- THREE BEDROOMS ALL WITH BUILT IN HAMMOND WARDROBES
- FAMILY BATHROOM WITH STEEL BATH, DEMISTER MIRRORS, ROCA SANITARYWARE AND VADO BRUSHED BLACK TAPS
- SELECT LOCATION, FINEST QUALITY AND INDIVIDUAL DESIGN- 'THE SIGMA DIFFERENCE'

Tenure: Freehold EPC Rating: Exempt

**\*\*SHOW HOME AVAILABLE TO VIEW\*\***Three bedroom link-detached home featuring an open plan dining room/ kitchen, lounge with bi-folding doors, cloakroom, storage options, garden room. Upstairs there is a principal bedroom and bedroom two both with en suite, two further bedrooms and family bathroom



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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.

**Property Ref:**

HHT110238 - 0002

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