



Boston Road, Haywards Heath

Guide Price £375,000 – £385,000

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Haywards Heath

GUIDE PRICE: £375,000 - £385,000. Henry Adams are pleased to offer this spacious three bedroom terrace house, situated in the heart of Haywards Heath. This spacious home has been lovingly upgraded and maintained over recent years and is in 'turn key' condition, making for an ideal first time purchase.

The property comprises of an entrance hall with doors leading to living room, the spacious living room, is presented in superb order with a large window to the front, flooding the room with light, there is also under stairs storage. To the rear of the property, there is well equipped kitchen/dining room. The kitchen has been fitted in recent years with white gloss units, storage cupboards, and space for a range of modern white goods, as well as integrated appliances including gas hob and electric oven. From the kitchen there is a rear door leading to garden, and a useful brick built store room.

The first floor comprises of a large landing with doors leading to spacious main bedroom, with built in storage. The second bedroom is also a double size with built in wardrobes and overlooks rear garden, with bedroom three a good size single, ideal as home office or study. The accommodation is complete with a modern shower room with double shower unit, WC, wash basin and heated towel rail.









Further benefits include a recently installed boiler (5 years old) , recently double-glazed windows, re-wiring, and oak effect internal doors.

Situated in this convenient location, there is access to local shops, stores, the local recreation ground and Ofsted rated Schools. There is also easy access to the town centre, with further cafes and restaurants.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Entrance Hall

Lounge

Kitchen / Diner

First Floor Landing

Bedroom One

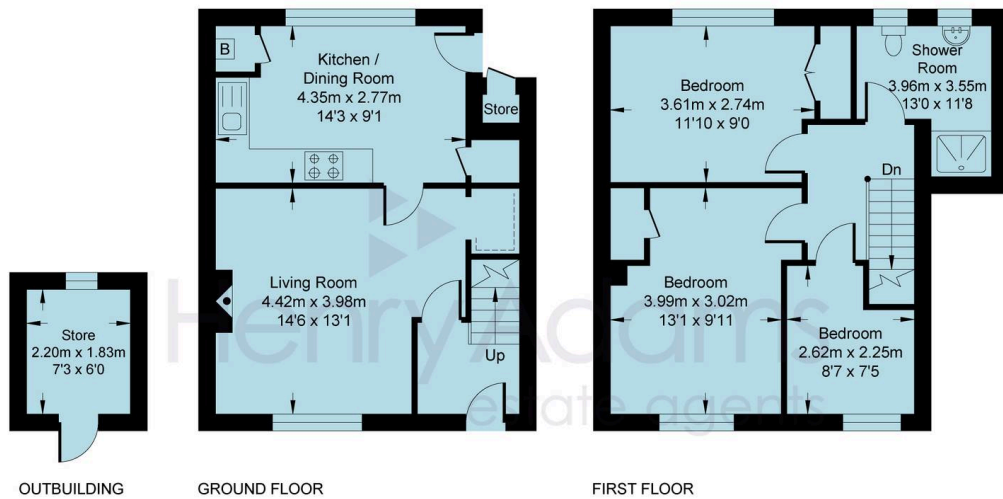
Bedroom Two

Bedroom Three

Family Bathroom

Outside Store Room





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Approximate Internal Area = 818 sq ft / 76.04 sq m

Outbuilding = 43 sq ft / 4.03 sq m

Total = 861 sq ft / 80.07 sq m

For identification only - not to scale





Henry Adams – Haywards Heath

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.