



4 Mill Stream Meadow
Haywards Heath, RH16 1TH

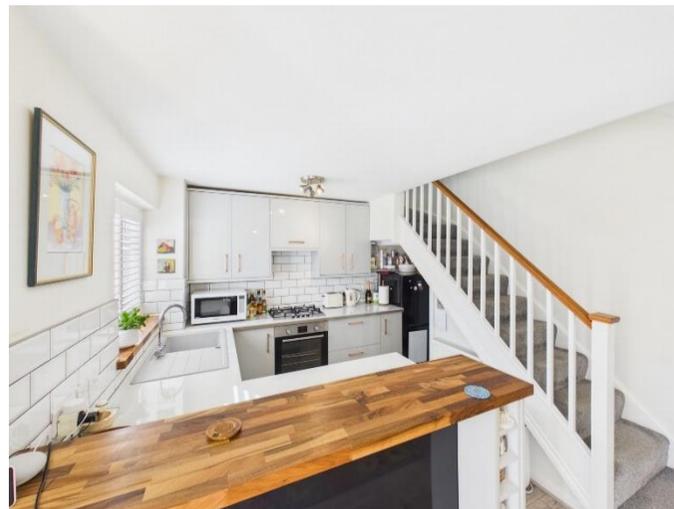
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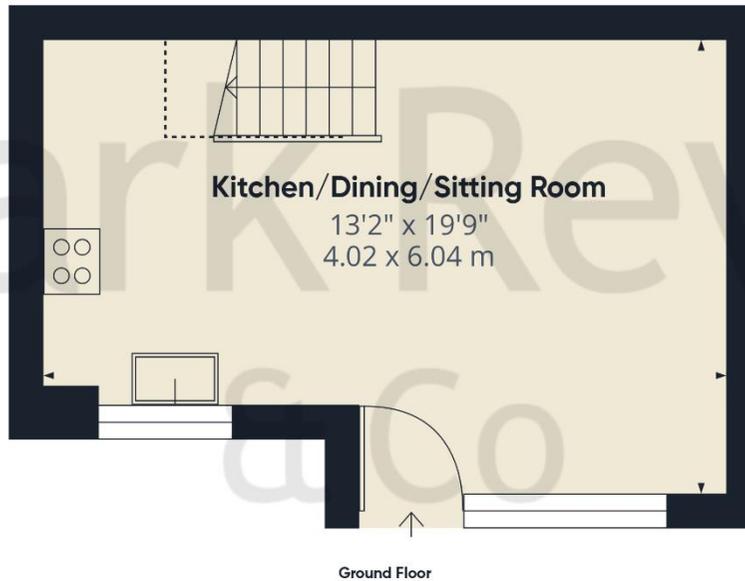
Guide Price £275,000 Freehold

This excellent semi detached home offers bright, open-plan living in a highly convenient and sought after location. Beautifully presented throughout, the property benefits from gas central heating (via combination boiler) and double glazing. The ground floor features a superb open-plan living space incorporating an attractive sitting room area with solid timber breakfast bar and a stylish, comprehensively fitted kitchen complete with integrated oven, hob, washing machine and dishwasher, along with space for a fridge/freezer and useful understairs storage. On the first floor is a generous double bedroom with a large fitted wardrobe with mirrored sliding doors and an airing cupboard housing the boiler, together with a contemporary refitted shower room finished with a modern white suite including walk in shower. Outside the property enjoys an allocated parking space, a front garden laid to lawn and access to a fully enclosed west facing shared sun terrace, ideal for outdoor seating and entertaining. The house would make an ideal first time purchase, downsize or buy-to-let investment. Internal viewing highly recommended.

Mill Stream Meadow is conveniently situated just off Balcombe Road in this favoured part of Haywards Heath, within a short walk of the mainline railway station, offering fast and frequent services to London Victoria and London Bridge (approximately 42-45 minutes). Local amenities are close at hand including The Dolphin Leisure Centre, Sainsbury's and Waitrose superstore, whilst the town centre and The Broadway provide an excellent range of shops, cafés and restaurants. The A23 is just over five miles to the west, giving swift access to the motorway network, with Gatwick Airport approximately 13 miles to the north. The cosmopolitan city of Brighton and the south coast are just over 15 miles away, while the beautiful countryside of the South Downs National Park and Ashdown Forest are both within easy driving distance, offering excellent walking and outdoor pursuits.







Approximate total area⁽¹⁾
417 ft²
38.8 m²

Reduced headroom
13 ft²
1.2 m²

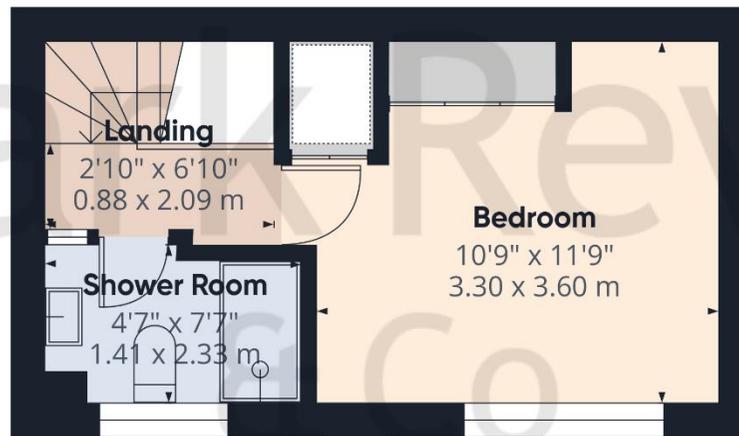
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 1



PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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