

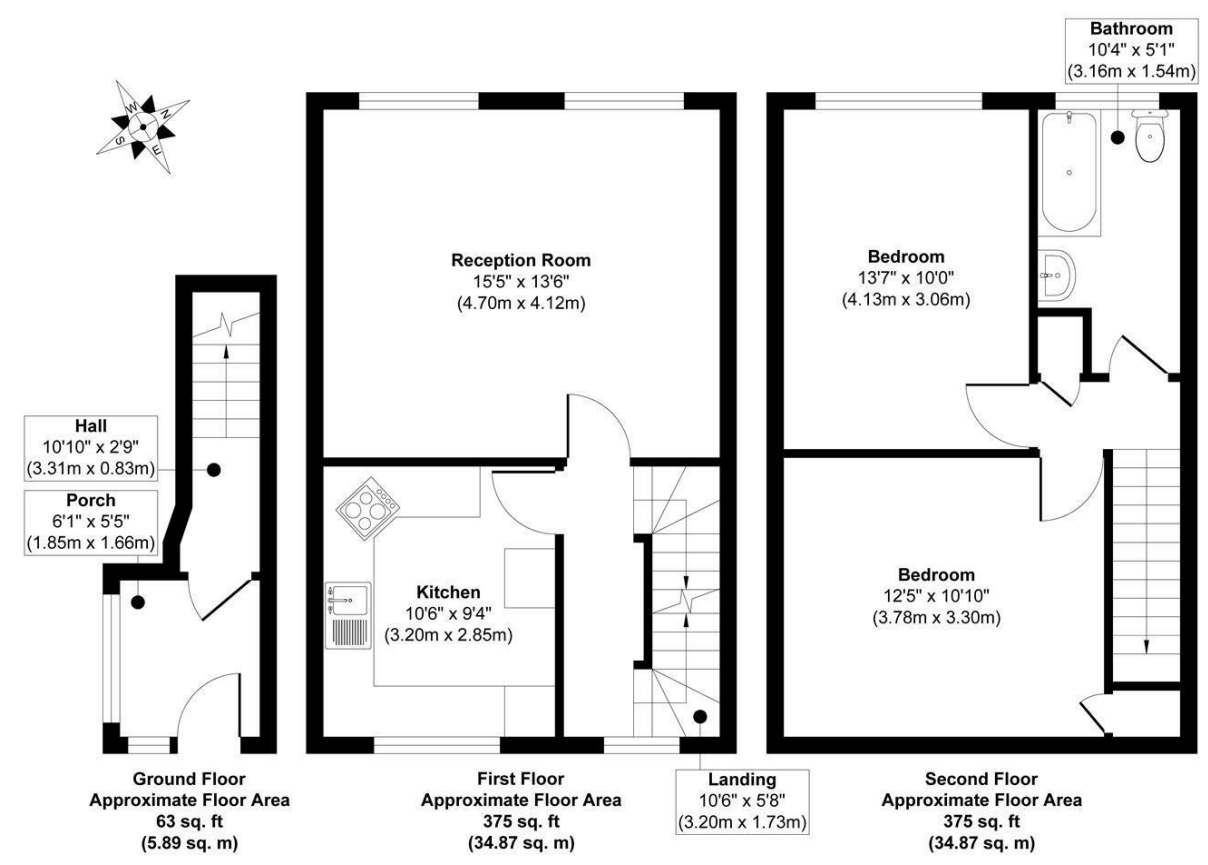


56 Sunnywood Drive, Haywards Heath, RH16 4PF

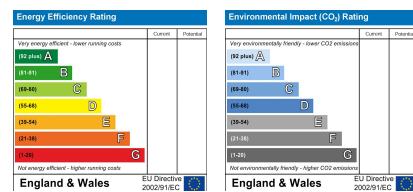
Guide Price £235,000 Leasehold

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Approx. Gross Internal Floor Area 813 sq. ft / 75.63 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

56 Sunnywood Drive, Haywards Heath, RH16 4PF

What we like..

- * Spacious, light and airy accommodation with two large double bedrooms.
- * Private entrance with no communal hallways.
- * Prime location within easy reach of the town centre and Hayward Heath Station.
- * Garage in nearby block
- * No chain means a swift move is possible.

Welcome Home

If you are looking for a spacious, light, airy maisonette in a prime location for the town centre and within easy reach of Haywards Heath's mainline station then this fabulous home on Sunnywood Drive could be the one you've been waiting for.

The home is offered for sale with no onward chain and has a garage in nearby block, with associated parking. Stand out features include the private entrance (no communal hallways) and the large windows with green, leafy outlooks.

Upon entry you are welcomed by a very handy porch which provides a handy space for shoes, coats and a tumble dryer. Stairs rise to the first floor where you'll find the large living room with plenty of space for sitting and dining areas and a lovely wooded outlook.

The kitchen has plenty of storage space, integrated appliances and a handy breakfast bar which looks over the green.

On the second floor, both bedrooms are really good size doubles. They are both served by the family bathroom.

The home is fully double glazed, has gas fired central heating and access to Ultrafast fibre broadband. There is also no expensive maintenance charges



Out & About

Sunnywood Drive is an established residential road ideally located in central Haywards Heath, just to the south of Victoria Park, offers a great deal of convenience without the 'hustle & bustle' of the town centre. The town centre is a 5 minute walk and offers a wide range of shopping, leisure & café facilities including The Orchards Shopping Centre, Marks & Spencer's, Hart Country Farmshop & Café, Flinders Independent coffee shop and Pure Gym. For further restaurants & bars, The Broadway is just over a half-mile distant and offers Zizzi, Pizza Express and a range of other independent bars including BrodWolf Coffee Roasters, Lockhart Tavern Gastropub and Orange Square. Haywards Heath station provides swift & frequent commuter services into London (Victoria/London Bridge in 47 mins), Brighton and Gatwick International Airport and is just over a mile distant.

The Specifics

Tenure: Leasehold

Lease: 99 years from 25th March 2007 - 79 years unexpired

Service Charge: £0 - each property is responsible for maintaining its own section of the building

Building Insurance: Approx £459.65 PA

Ground Rent: £150 PA.

Managing Agents: Primange, Unit B GF, OCC Building A, 105 Eade Rd, London, N4 1TJ

Local Authority: Mid Sussex District Council

Council Tax Band: B

Services: Mains gas, electric, water & drainage - no tested.

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally.

