

FOR SALE



Lowfield Road, Haywards Heath

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £420,000





- Semi Detached Property
- 3 Bedrooms
- Bathroom & Separate Toilet
- Fitted Kitchen
- Double Glazed Windows
- Gas Fired Central Heating
- Large Rear Garden

Rarely available is this attractive family home, set in a popular cul-de-sac and in a sought-after area of Haywards Heath.

A delightful 3 bedroom semi-detached house with lots of potential for an extension/loft conversion STPP The property is located on the southern side of town and within a short walk of the shops, schools, hospital and about a 25 minute walk to the railway station.

DESCRIPTION

The property offers a welcoming entrance hall, Impressively spacious sitting/dining room with attractive fire and surround, a south -facing conservatory/ sunroom leads to the garden from here. The kitchen is bright being double aspect and spacious; it offers a range of attractive fitted cupboards and drawers, in a popular style, a great feature is the fitted breakfast bar area. Upstairs there are three bedrooms two doubles and a single, a family bathroom and separate toilet. Outside the large garden is somewhere where you can enjoy al-fresco dining and take advantage of the all day sunshine the garden being mainly laid to lawn with border and mature shrubs. At the far end of the garden there is a summerhouse to be enjoyed and a garden shed for storage . To the front of the property there is a driveway for off road parking, and lawn area with shrubs and borders.

LOCATION There are a number of good local schools, in close proximity to the property, includes both primary and secondary schools. Local shopping facilities can be found on South Road and Orchards Shopping Center

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		



whilst bars and restaurants are located at The Broadway. Waitrose and Sainsburys superstores are close to the station. Haywards Heath mainline station is approximately 25 minutes on foot where you will find trains to London Victoria and London Bridge from 47 minutes. Brighton to the South can be reached in less than 20 minutes. The countryside is not far from your front door, and National Trust properties Nymans Gardens and Sheffield Park are approximately a 15 minute drive away and Wakehurst Place (Kew Gardens) is approximately a 10 minute drive. Pretty villages surround the town and include Lindfield, Cuckfield, Ardingly and Wivelsfield Green. Brighton can be found 15 miles to the south, whilst a short drive north takes you to Crawley, London Gatwick and the A/M23.

SERVICES

All mains services connected.

- Water,
- Drainage,
- Gas Safety
- Electricity

Gas Safety Cert - valid until June 2023

Electricity - EICR - valid until November 2025

Currently tenanted

Vacant possession upon completion

No onward chain

OVERVIEW Guide Price £435,000 An Ideal sized family home with scope to extend (STPP) for anyone wanting to jump onto the property ladder. The location is in a much sought after area of Haywards Heath and is close to all local amenities

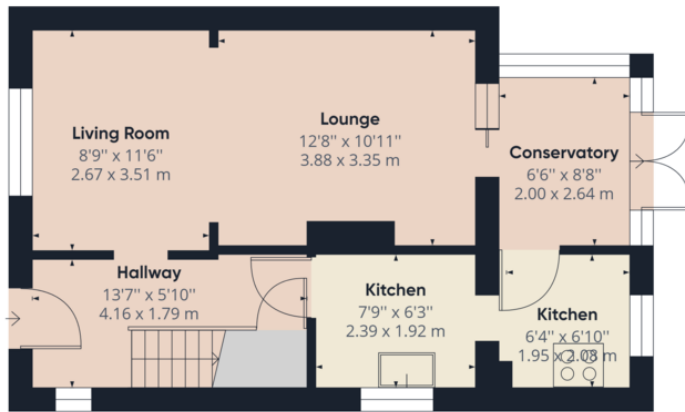
DISCLAIMER All material information has been provided to us by the seller, this is accurate to us to the best of our knowledge and is provided in good faith. Your legal representative should verify this information through enquiries raised during the conveyancing process.

The property tenure is Freehold

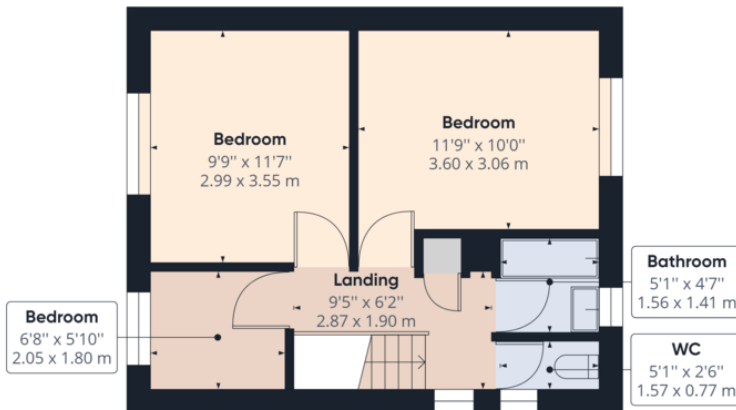
The council tax band for this property is C

EPC 'D'





Ground Floor



Floor 1

Approximate total area⁽¹⁾
851.14 ft²
79.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Burgess Hill

3-4 Keymer Road • Burgess Hill • RH15 0AD

T: 01444 242059 • E: haywardsheath@martinco.com

01444 242059

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.