



Sunnywood Drive, Haywards Heath, West Sussex

Spacious two bedroom split level maisonette with garage and conveniently located within walking distance of Town Centre.



- ▶ **Spacious Split Level Maisonette**
- ▶ **Large Living/Dining Room**
- ▶ **Garage En-Bloc**
- ▶ **Walking Distance of Town Centre**
- ▶ **Two Double Bedrooms**
- ▶ **Modern Bathroom**
- ▶ **Walking Distance of Train Station**
- ▶ **Vendor Suited**

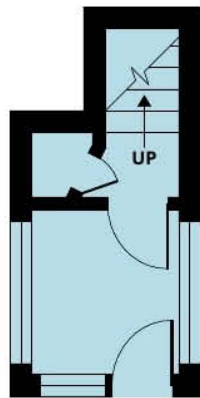
Ideally located within walking distance of Haywards Heath town centre and train station, this spacious maisonette provides ample space with large windows with maximum natural light coming through. In further details the property comprises; private entrance hall with storage cupboard and stairs leading to the first floor.

The first floor comprises landing with doors leading to a spacious living/dining room measuring approximately 15'4" x 13'5" and kitchen with shaker style units, space for appliances and plenty of worktop space enjoying views across the communal green and mature tree. The second floor comprises landing with doors leading to all bedrooms and bathroom. The main bedroom enjoys views across the communal green, with built in wardrobes and the second bedroom is a good size double. The bathroom is a modern suite with roll top bath, wc, wash basin and separate shower unit.

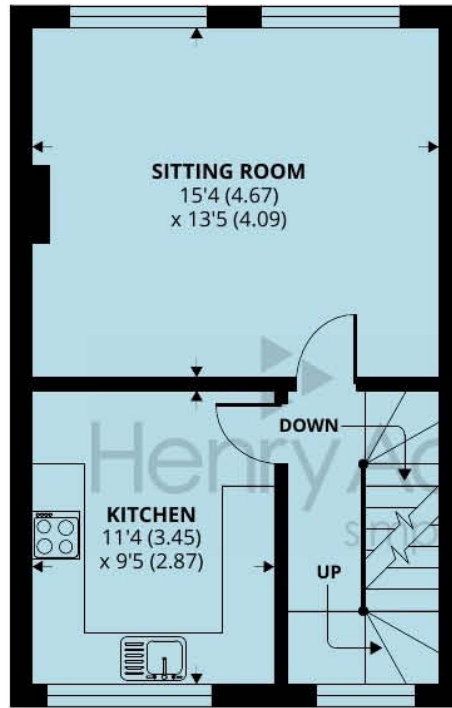
Further attributes include gas central heating, double glazing throughout and neutrally decorated. Vendor suited with complete onward chain in place.

To the front is a communal green with parking available on the road, with no restrictions. The property also benefits from a garage en-bloc nearby with parking also available in front of the garage.

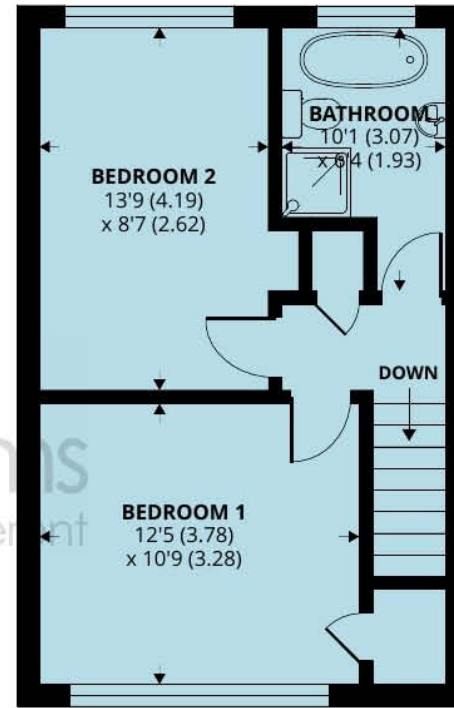




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Sunnywood Drive, Haywards Heath, RH16 4PE

Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1041526

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.

Leasehold Information

Lease: 99 years from 2014 - 90 years remaining

Self-maintaining service charge with Building insurance: Approximately £350 per annum

Ground Rent: Approximately £100 per annum

Location

Sunnywood Drive is a quiet residential road located within walking distance of Haywards Heath town centre and train station. Haywards Heath town centre provides extensive shopping facilities including Orchards Shopping Centre and cafes, as well as a variety of bars & restaurants situated on The Broadway. The town also include the Dolphin Leisure Centre, Sainsburys Superstore and Waitrose. Haywards Heath mainline station is located approximately 0.8 miles from the property and offers regular services to London (approximately 47minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.

