



8 Cedar Avenue, Haywards Heath, West Sussex RH16 3EY

GUIDE PRICE .. £400,000-£425,000 .. FREEHOLD



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A 3 bedroom town house built in 2012 by Taylor Wimpey Homes with a 29' x 14' rear garden and parking for 2 cars situated in a cul-de-sac off Rocky Lane on the town's southern edge close to countryside, the Hospital and town centre.

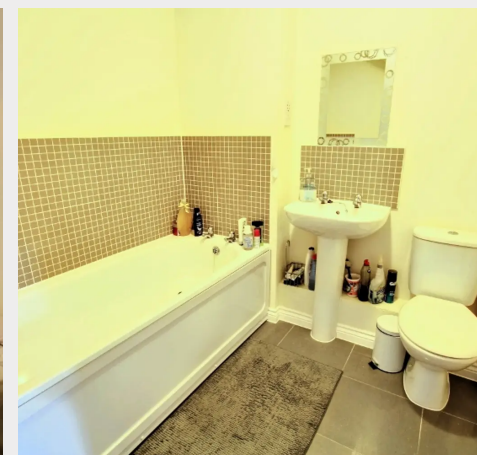
- 3 storey town house
- 3 bedrooms & 2 bath/shower rooms
- 29' x 14' rear garden with side access
- 2 official parking spaces
- Solar electric power
- Top floor master suite with en-suite shower room
- Attractive kitchen with a range of integral appliances
- Lounge/dining room with doors to garden
- Estate charge: £365.04 (from 01/01/24 – 31/12/24)
- EPC rating: C - Council tax Band: D

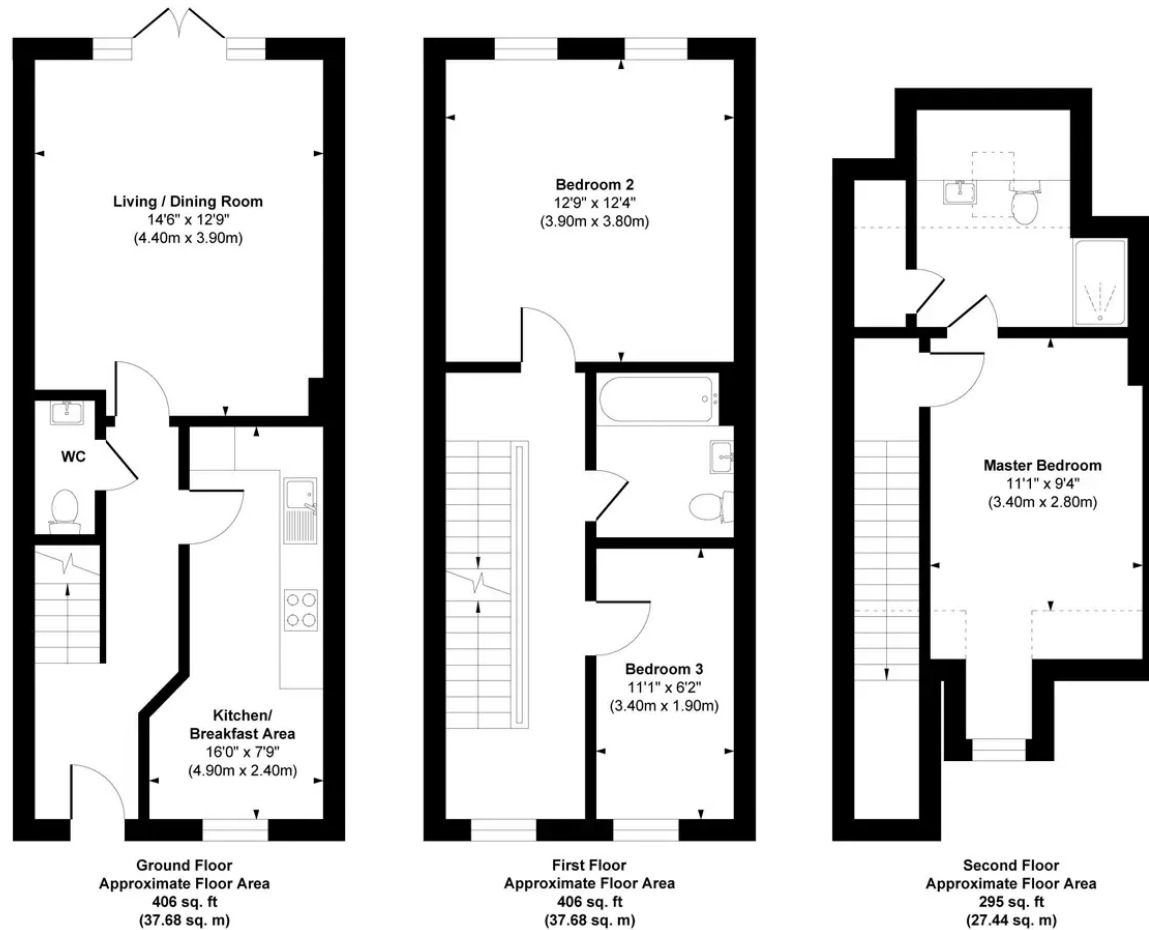


Cedar Avenue is a modern development located off Rocky Lane on Haywards Heath's southern edge. The property is ideally placed close to countryside and within walking distance of the Princess Royal Hospital and the Vale Surgery & Pharmacy. A regular bus service runs close by linking with the neighbouring districts, the town centre and the railway station. The town centre is just over a mile and provides an extensive range of shops, stores, restaurants, cafes and bars. There is also a state of the art leisure centre. By road, access to the major surrounding areas can be gained via the new Haywards Heath/A272 relief road (Rocky Lane) giving swift access out to the west linking with the A/M23 and the B2112 (Fox Hill) gives swift access to Brighton in the south. Nearby beauty spots including both Ditchling and Chailey Common Nature Reserves; the Ashdown Forest and the South Downs National Park

Schools: Bolnore Village Primary; St Wilfrids Primary; St Josephs RC and Northlands Wood Primary (all approximately 1 mile distant approx.) Warden Park Secondary Academy in neighbouring Cuckfield to the west. (School bus stop close by)

Station: Haywards Heath mainline station (1.5 miles distant) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approx. Gross Internal Floor Area 1107 sq. ft / 102.80 sq. m

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