



12 Champions Place, Haywards Heath, West Sussex RH17 5LE

Guide Price £975,000 - £1,000,000



**MANSELL
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A fabulous almost new 4 bedroom, 3 bathroom detached family home occupying one of the best positions on the Penland Green (Redrow Homes) Development on the town's northern edge adjoining woodland, the Borde Hill Estate and within walking distance of Harlands Primary School and just over a mile from the railway station.

- Beautiful home in desirable new development
- Many additional extras installed throughout
- One of the best positions on the development
- The very last house in a cul-de-sac
- Fabulous 39' wide kitchen/dining/living room
- Kitchen with Silestone worktops and integrated appliances
- Separate utility and cloakroom
- Master and guest bedrooms with en-suite facilities
- Beautiful front and 40' x 30' walled rear garden
- Plenty of driveway parking – double garage
- Immaculate & neutral decor throughout
- Internal viewing highly recommended
- EPC rating: B – Council Tax Band: G



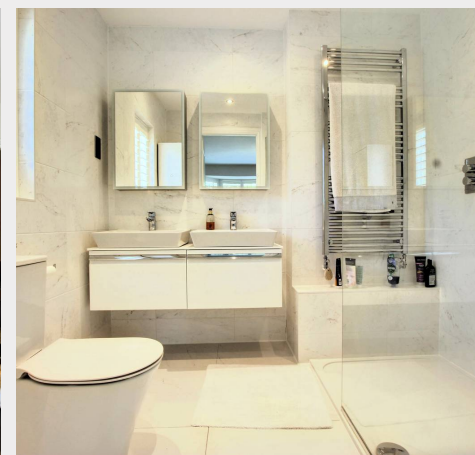
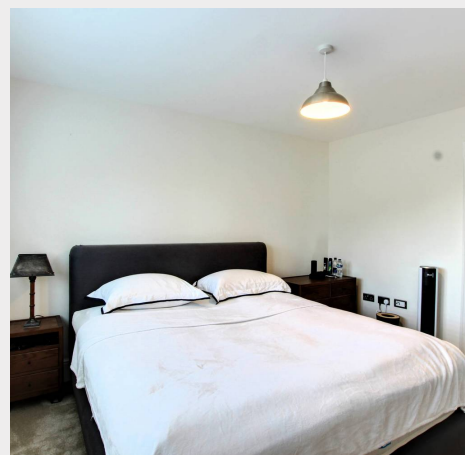
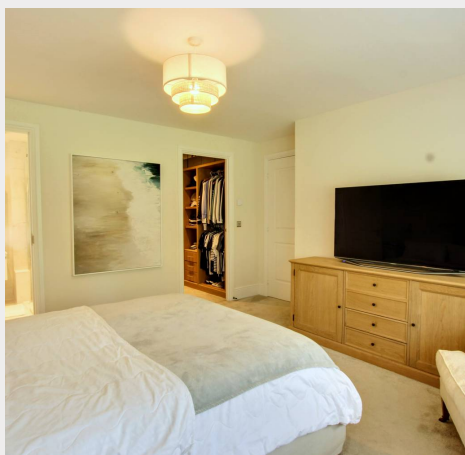
Champions Place is located off Timbergate Drive and forms part of the recently completed development by Redrow Homes known as Penland Green, which is located on the northern outskirts of the town close to the glorious Blunts Wood and the Borde Hill Estate. Harlands Primary School is close by and children from this side of town fall into the catchment area for Warden Park Secondary Academy School in neighbouring Cuckfield. The town has a 6th College, leisure centre, numerous sports clubs, leisure groups, parks and the local area is well served by some stunning countryside. The local area is also well served by numerous excellent independent schools – all of which provide a school bus service with pick-up points close by.

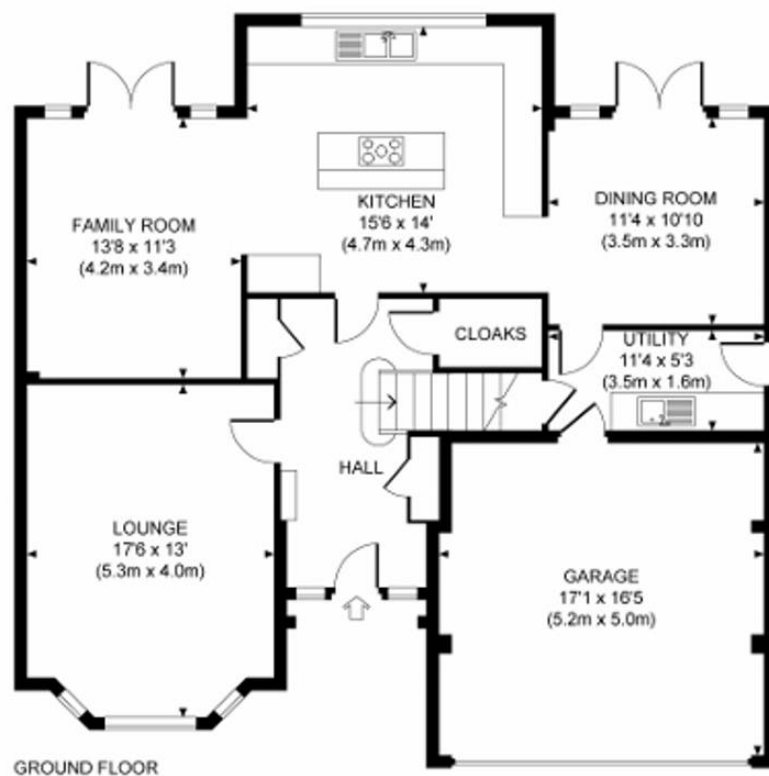
The railway station is within a 1.1 mile walk and provides fast services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins Brighton 20 mins.

By road access to the major surrounding areas can be swiftly gained via Hanlye Lane, the Balcombe Road and the A/M23 which lies about 4 miles to the West at Bolney/Warninglid or 7.5 miles to the north at Maidenbower (Junction 10 A)

The property is part of a privately managed estate and is maintained to a high standard for the enjoyment of all residents for which they pay an Estate Charge: for the 6 month period 01.07.24–31.12.24 – £160.90

Managing agents: HML PM Ltd





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