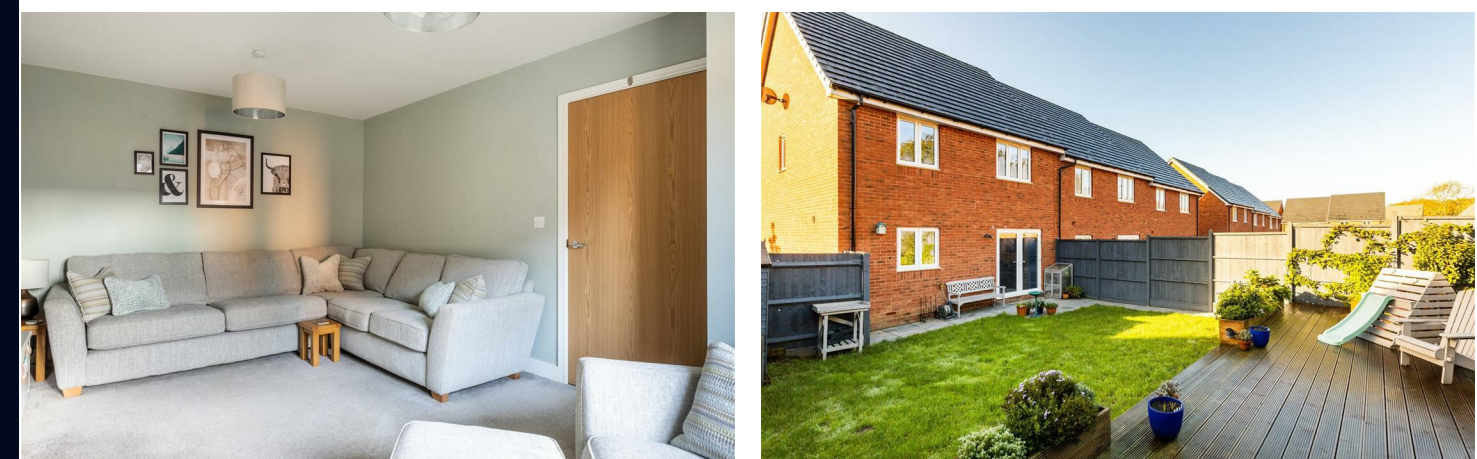
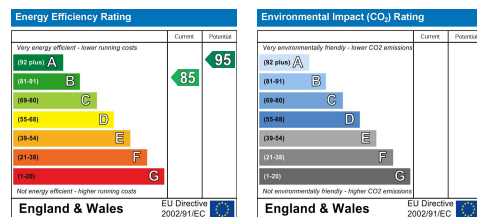


Approx. Gross Internal Floor Area 1034 sq. ft / 96.12 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



2 Woodfox Way, Haywards Heath, West Sussex, RH16 4EZ

Guide Price £450,000 Freehold

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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.

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2 Woodfox Way, Haywards Heath, West Sussex, RH16 4EZ

What we like...

- * Modern home built in 2019 with tasteful interiors - a true turn key purchase.
- * Driveway parking for two cars immediately adjacent to the house.
- * Social kitchen/diner across the rear with Silestone worktops and appliances.
- * Three good size bedrooms and two bath/shower rooms.
- * Remainder of 10 year new homes warranty.

The Home...

This modern end-terrace home was built in 2019 by Linden Homes to their Chilham design and is all about tasteful interiors, high spec finish and low maintenance living close to beautiful open countryside on the fringe of Haywards Heath.

This particular home enjoys the benefit of a driveway immediately adjacent to the house, which is a huge advantage over other homes on the development.

Upon entry you're welcomed by a generous hallway with LVT flooring. There are two useful storage cupboards and the essential ground floor cloakroom.

The kitchen is the hub of any home and this is a fabulous 19ft social space across the rear (favoured layout) with plenty of room for a large dining table. The sleek kitchen enjoys gloss grey units and is fully equipped with a range of integrated appliances including oven, gas hob, fridge/freezer and dishwasher whilst the Silestone worktops adds a touch of luxury.

The inviting sitting room extends to 16ft and overlooks the front.

On the first floor you have three good sized bedroom and two bath/shower rooms. The main bedroom has its ensuite with thermostatic shower and fitted wardrobes. The second and third bedrooms are good sizes and are served by the contemporary family bathroom.

Being a modern home there is plenty of energy efficiency (EPC: B – 85) with high performance double glazing, thermostatic gas fired central heating and a high degree of insulation.

You even have the remainder of a 10 year NHBC new homes warranty giving total peace of mind.

Step Outside...

A real advantage of this home is the private driveway that sits adjacent to the house, providing parking for two cars (tandem).



The rear garden is wider than most on the development and has been landscaped with a decked area that provides a great spot to relax with a glass of something chilled in the summer months. There is a paved terrace immediately adjacent to the rear of the house and the garden is mainly laid to lawn - perfect for children to play. Gated side access leads out to the driveway.

The Location...

Woodfox Way forms part of the popular Fox Hill development built by Linden Homes in 2019. Fox Hill is located on the southern fringes of Haywards Heath, surrounded by countryside and close to the Fox & Hound Pub. The development has plenty of greenery and you're close to the children's playpark. The town has plenty of shopping with three supermarkets – Waitrose, Sainsbury's and Marks & Spencers. The Broadway boasts a great array of bars and restaurants including Cote Brasserie, Pizza Express, Zizzi, Lockhart Tavern Gastropub, Orange Square, La Campana Tapas and WOLFOX Coffee Roasters.

The mainline station is two miles distant and boasts fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Brighton (20 minutes) and Gatwick International Airport (20 minutes) while by car surrounding areas can be easily accessed via the A272 and/or A23(M) with the latter lying 6.5 miles west at Warninglid/Bolney. You have easy access out of Haywards Heath towards Wivelsfield Green, Burgess Hill and Ditchling.

The house currently falls into the catchment area for Northlands Wood Primary School and Warden Park Secondary.

The Specifics....

Title Number: WSX418949

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Estate Charge: £280 p.a. (approx)

Available Broadband Speed: Ultrafast Fibre - up to 1,139 mbps download

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts.

