



5 Cedar Avenue, Haywards Heath, West Sussex, RH16 4UQ

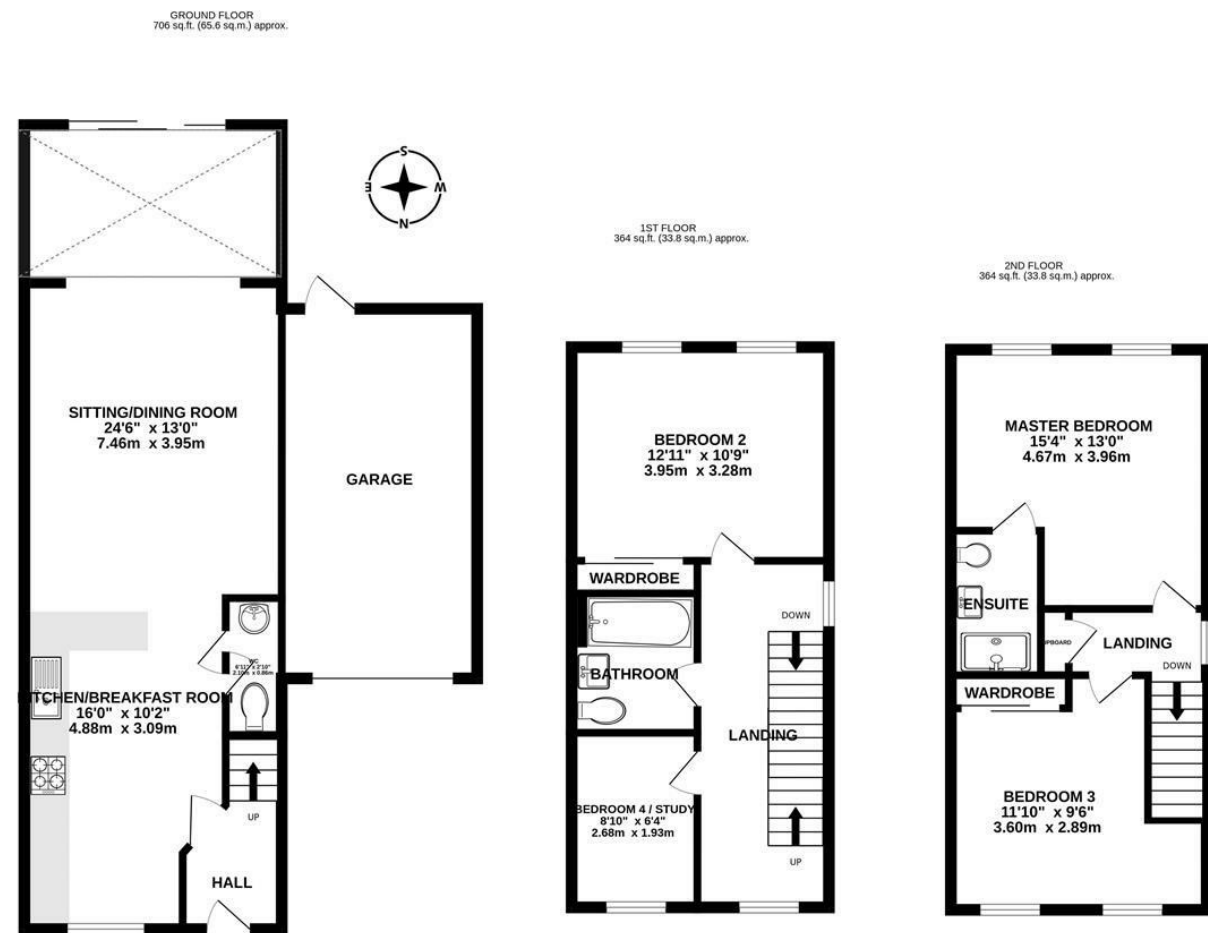
Guide Price £525,000 Freehold

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GROSS INTERNAL AREA EXCLUDES GARAGE
TOTAL FLOOR AREA : 1326sq.ft. (123.2 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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VIEWING BY APPOINTMENT WITH PSP HOMES

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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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Guide Price £525,000 - £550,000

What we like...

- * Exceptional open plan living/dining/kitchen room with vaulted ceiling.
- * Great bedroom sizes over the first & second floors.
- * High degree of energy efficiency (EPC: B 84/84)
- * Pretty, low maintenance south facing garden,
- * Three off-road parking spaces with attached garage.

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The Home...

An attractive 'New England' style town house built in 2012 by Taylor Wimpey as part of the popular 'Sandrocks' development with swift road links East and West.

This particular home enjoys a tucked away position, away from passing traffic and enjoys a delightful southerly aspect to the rear, plenty of parking and an attached garage.

The accommodation is spread over three floors with the superb open plan living/dining/kitchen being the heart of the home. This space has been opened up by our clients (originally a separate kitchen) to create a fabulous area that is perfect for entertaining.

The impressive living space extends to over 24ft with a glazed vaulted ceiling that bathes the space in natural light. The French doors open out the garden – great for "inside-outside" living during the summer months.

The kitchen itself is fitted with stylish high gloss units and wooden breakfast bar. There are integrated appliances including oven, gas hob and extractor hood, washer/dryer and dishwasher.

There is also a downstairs cloakroom.

The bedrooms are arranged over the first and second floors with three being excellent sized doubles. The main bedroom extends to an impressive 15ft x 13ft with fitted wardrobe and stylish en-suite shower room. The second and third bedrooms also enjoy fitted wardrobes and are served by the contemporary family bathroom. The rear bedroom boasts the most delightful views of the South Downs.

The fourth bedroom is a single but fully kitted out as a study – perfect for those of us who are working from home.

Further attributes include gas fired central heating, high performance double glazed windows and a high degree of energy efficiency (EPC B: 84/84). For those who work from home or like to stream, you have access to an Ultrafast broadband connection available with over 1,000 mbps download.

Step Outside...

Stepping outside you have a delightful wrap around garden that has been tastefully landscaped with a paved terrace that is perfect for "al-fresco" dining. The garden faces due south meaning you have sunshine throughout the day and there is an expanse of level lawn and pretty planting. The shed has power & lighting and hot tub available via separate negotiation.

A door provides access into the attached garage, which has a vaulted ceiling providing additional storage. The front is parking for three vehicles.



Out & About...

Cedar Avenue is located on 'Sandrocks' - a small development situated off of Rocky Lane, on the southern fringes of Haywards Heath, ideally positioned to take full advantage of Haywards Heath's A272 relief road that provides swift vehicular access to the east and west, with the latter leading the A23(M) and M25 beyond. This is a family friendly development with a playground and bridleways ideal for dog walking towards the Fox & Hound pub in Fox Hill and there are a number of easy access woodland/park type areas for walking and playing. A regular bus service runs along Rocky Lane and provides links to the town centre, Princess Royal Hospital, mainline station and surrounding towns/villages.

Haywards Heath's mainline station is two miles distant and provides fast & regular commuter services to London (Victoria/London Bridge 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins).

The town offers extensive shopping facilities including Sainsburys and Waitrose superstores and The Orchards shopping centre. The Broadway boasts a selection of bars, cafés and restaurants including Cote Brasserie, WOLFOX Coffee Roasters (great for a brunch), Lockhart Tavern Gastropub, Pizza Express & Zizzi. The nearest shopping facilities is Sainsbury's Local which is roughly a 10 minute walk.

The area is well represented in both primary and secondary schooling with this house falling in to the catchment area for Warden Park, in the neighbouring village of Cuckfield.

The Specifics...

Tenure: Freehold

Title Number: WSX355316

Council Tax Band: E

Local Authority: Mid Sussex District Council T: 01444 458166

Broadband Speed: Ultrafast (up to 1,100 mbps)

We believe the information above to be correct but recommend intending buyers check the details personally.

