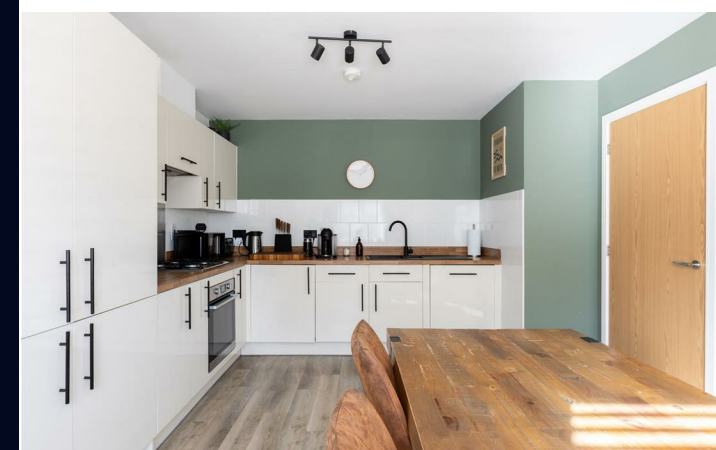
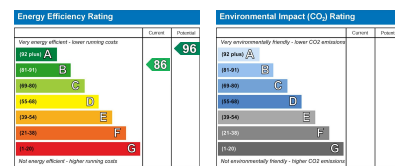


TOTAL FLOOR AREA : 1044sq.ft. (97.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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4 Woodfox Way, Haywards Heath, RH16 4EZ

Guide Price £450,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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4 Woodfox Way, Haywards Heath, RH16 4EZ

What we like...

- * Nearly new home built in 2019 to a modern high spec - a true 'turn-key' purchase.
- * No onward chain
- * Contemporary finish throughout.
- * Excellent EPC Rating - a high degree of energy efficiency.
- * Easy access to lovely country walks.
- * Three double bedrooms.
- * Large, social kitchen/diner - great for entertaining.

The House. . .

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

Upon entry you’re welcomed by a generous hallway with side window allowing in plenty of natural light. There are two useful storage cupboards and the essential ground floor cloakroom.

The kitchen is the hub of any home and the this is a fabulous 16ft social space with plenty of room for a large dining table. The kitchen itself is fully equipped with a range of integrated appliances including oven, gas hob, fridge/freezer and dishwasher.

Across the rear is the inviting sitting room extends to 19ft with French doors that open on to the garden resulting in a lovely green outlook.

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 both overlook the rear 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.

The current owner has been in the house since it was built and turned a blank canvas into an immaculate and beautifully decorated home making this the perfect “turn key” purchase. You even have the remainder of a 10 year NHBC new homes warranty giving total peace of mind.

Step Outside. . .

The rear garden is laid mainly to lawn and fully enclosed, there is a decked terrace that provides a great spot for a barbecue or morning coffee. There is a garden shed for the "odds & ends" and gated side access.

To the front the house there are two allocated parking spaces and there is plenty of visitor spaces nearby.



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, Sainsburys 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.

Further Information. . .

Title Number: WSX420549
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.

