



Spring Bank, Spring Bank, Haywards Heath RH16 4LF

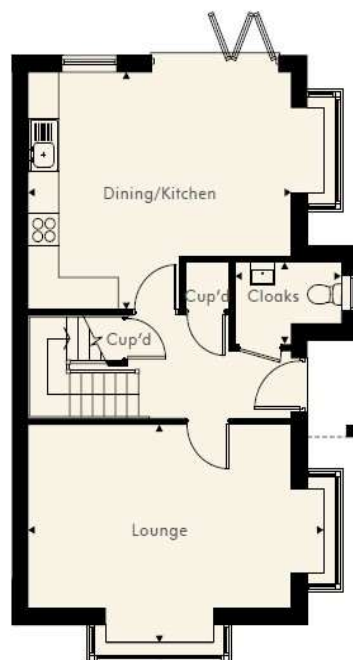
welcome to

Spring Bank, Spring Bank, Haywards Heath

****READY TO MOVE INTO **** Three bedroom semi-detached house features a superior specification open plan kitchen / dining room, spacious lounge and cloakroom. Upstairs there is a principal bedroom with en-suite, two further double bedrooms and a family bathroom.



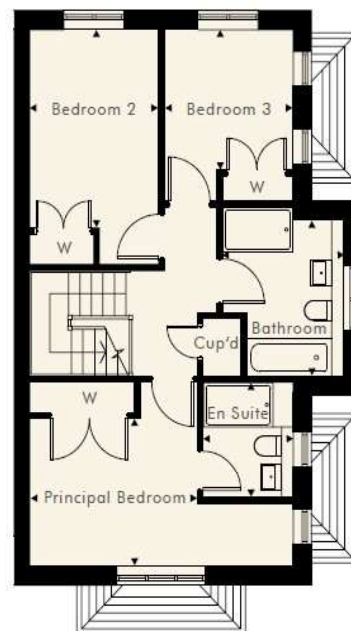
Agents Note:



Ground floor 53.21 sq.m / 572.75 sq.ft

Dining/Kitchen	5.31m x 4.48m	17'5" x 14'8"
Cloaks	2.14m x 1.56m	7'0" x 5'1"
Lounge	5.96m x 4.14m	19'7" x 13'7"

109.36 sq.m / 1177.14 sq.ft



First floor 56.15 sq.m / 604.39 sq.ft

Principal Bedroom	5.31m x 2.80m	17'5" x 9'2"
En Suite	2.20m x 1.80m	7'3" x 5'11"
Bedroom 2	3.75m x 2.60m	12'4" x 8'6"
Bedroom 3	2.65m x 2.59m	8'8" x 8'6"
Bathroom	2.95m x 2.43m	9'8" x 8'0"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

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- OPEN PLAN KITCHEN/DINING ROOM WITH PATIO DOORS LEADING INTO THE GARDEN
- MODERN KITCHEN WITH STYLISH SHAKER UNITS AND INTEGRATED HIGH-SPEC APPLIANCES
- LARGE LOUNGE WITH DUAL ASPECT BAY FRONTED AND SIDE WINDOWS OFFERING AMPLE NATURAL LIGHT
- PRINCIPLE BEDROOM WITH EN-SUITE
- THREE DOUBLE BEDROOMS EACH WITH BUILT IN SHAKER-STYLE WARDROBES
- FAMILY BATHROOM COMPLETE WITH BATH AND SHOWER, PREMIUM SANITARYWARE, PRESSURISED SHOWER, DEMISTER MIRRORS, HEATED
- 2 MILES TO HAYWARDS HEATH TOWN CENTRE AND DIRECT TRAIN ROUTES TO LONDON IN UNDER AN HOUR
- SELECT LOCATIONS, FINEST QUALITY AND INDIVIDUAL DESIGN - 'THE SIGMA DIFFERENCE'

Tenure: Freehold EPC Rating: Exempt

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HHT110198 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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