



Holroyd

Residential Sales & Lettings



Sunnywood Drive, Haywards Heath

£255,000

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Sunnywood Drive, Haywards Heath

NO ONWARD CHAIN - MODERN KITCHEN & BATHROOM - This a beautifully presented two double bedroom maisonette that has been tastefully modernised by the current owner. The neutrally decorated property is arranged over 3 floors and benefits from a central location, modern kitchen with integrated appliances, modern bathroom and woodland views to the rear. In brief the property comprises of an entrance hall, lounge/ dining room, kitchen, 2 double bedrooms and a family bathroom. The property overlooks a large communal green to the front and benefits from a woodland outlook to the rear. To the side of the property is access to the allocated parking area and garage en-bloc. Viewing is highly recommended. Council Tax Band: B

- 2 Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- Garage En-Bloc with Allocated Parking Space
- Maisonette

GROUND FLOOR:

ENTRANCE HALL:

Double glazed front door opening to the entrance porch. Further double glazed windows to the front and side. Tiled flooring. Door opening to the stairs which in turn lead to the first floor landing.

FIRST FLOOR:

LANDING:

Double glazed window to front aspect. Radiator. Stairs to the top floor. Doors to...

LOUNGE/DINING ROOM:

Two large double glazed windows to rear aspect with a woodland outlook. Two radiators. TV point. Laminate flooring.

KITCHEN/BREAKFAST ROOM:

Fitted with an attractive range of floor and wall units with inset one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob and oven with an extractor hood above. Integrated AEG dishwasher and Bosch fridge/freezer. Double glazed window to front aspect. Part tiled walls. Cupboard housing the Combi Boiler.

SECOND FLOOR:

LANDING:

Hatch with a pull down ladder providing access to the

partially boarded loft area. Utility cupboard with plumbing and appliance space for a freestanding washing machine with shelving above. Doors to...

BEDROOM 1:

Double glazed window to front aspect. Radiator. Built in storage cupboard with hanging rails and additional shelving above. Telephone point.

BEDROOM 2:

Double glazed window to rear aspect with a woodland outlook. Radiator.

BATHROOM:

Modern white suite comprising of a panelled bath with mixer tap and rainfall shower above, low level WC and wash basin inset into vanity unit. Heated towel rail. Part tiled walls. Extractor fan. Electric shaver point. Double glazed window to rear aspect.

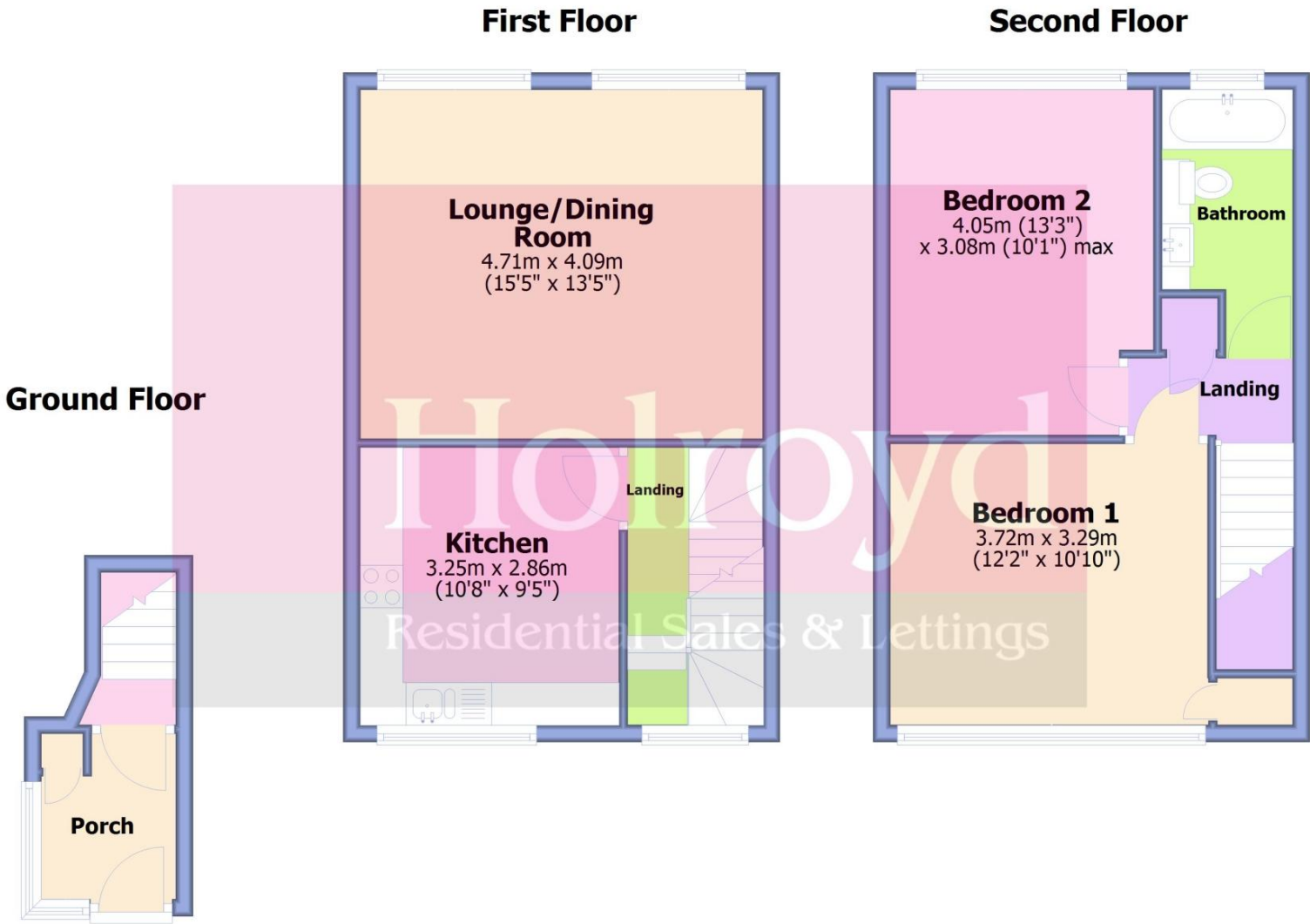
OUTSIDE:

GARAGE & PARKING:

Up and over door to the front. There is one allocated parking space in front of the garage.

ADDITIONAL INFORMATION:

Lease: 72 years remaining
Buildings Insurance: £500per annum
Ground Rent: £100per annum
Managing Agent: Fontaine Group Ltd.



DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.