



96 Sunnywood Drive
Haywards Heath, RH16 4PB

 **Mark Reville & Co**

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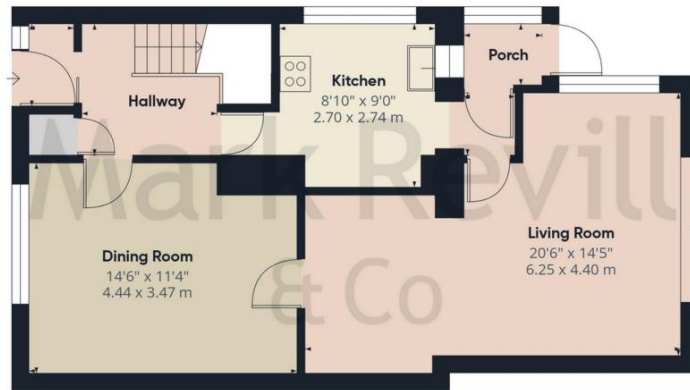
Offers In Excess of £450,000 Freehold

This extended three bedroom semi detached home offers bright and spacious accommodation, ideal for families or those seeking versatile living space. On the ground floor, the property features a generously sized dining room, a welcoming sitting room with patio doors opening onto the garden, and a study/play nook. A fitted kitchen and a useful rear porch complete the downstairs layout. Upstairs, there are three well proportioned bedrooms and a family bathroom. Outside, the home enjoys a long driveway providing ample parking and leading to a detached garage. The rear garden is a particular highlight, benefiting from a westerly aspect and open outlook. It has been predominantly hard landscaped for ease of maintenance, yet offers plenty of scope to personalise and make your own. The property is offered with no ongoing chain, making it an excellent opportunity for a smooth and straightforward move.

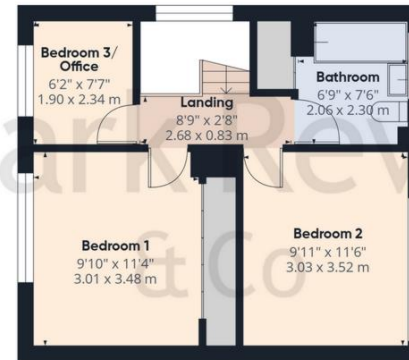
Sunnywood Drive is a popular established location close to Victoria Park with its tennis courts, children's playground and cafe and just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), there are several well regarded schools in the locality catering for all age groups and the town also offers a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.7 miles to the north, the cosmopolitan city of Brighton and the coast is 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



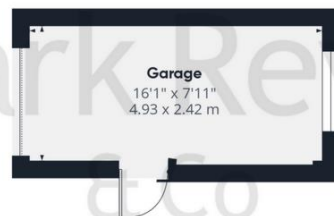




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1116 ft²

103.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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