



2 Bowden Way
Haywards Heath, RH16 4UA

 **Mark Reville & Co**

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Guide Price £575,000 Freehold

A well presented 3 bedroom detached family home occupying a generous corner plot within a popular and established residential road, ideally situated close to local schools, shops, and amenities. The property offers well planned living accommodation, ideal for modern family lifestyles. The ground floor comprises: an entrance hall, a bright double aspect sitting/dining room, a downstairs cloakroom and a spacious kitchen/breakfast room. The kitchen is comprehensively fitted with built-in appliances and provides ample space for a dining table and chairs, with patio doors opening directly onto the rear garden, ideal for everyday living and entertaining. To the first floor, there are three well proportioned bedrooms, including a principal bedroom with en suite shower room, along with a family bathroom. Further benefits include gas fired central heating, uPVC double glazing and a convenient central location. Outside, the front garden and side pathway lead to a well enclosed rear garden, featuring a paved patio, a raised lawn with mature planted borders and space for outdoor seating. A private driveway provides off road parking and leads to an attached garage. Early viewing is strongly recommended

Bowden Way is ideally located within a sought after residential area of Haywards Heath, approximately 0.9 miles from the town centre and just 1.7 miles from Haywards Heath mainline station, which offers regular direct services to London Bridge/Victoria (approx. 45 minutes), Brighton, and Gatwick Airport. Well regarded local schools include Harlands Primary School (2.4 miles), Warden Park Academy (2.8 mile) and Oathall Community College (2.1 miles), with leading independent schools such as Ardingly College and Hurstpierpoint College also nearby. The town provides an excellent range of amenities including The Orchards Shopping Centre, Sainsbury's, Waitrose and Marks & Spencer. Leisure facilities include Victoria Park, Clair Park and The Dolphin Leisure Centre, all within easy reach, making this an ideal location for families and commuters alike.

Estate Charge £300 per annum.







Ground Floor

Approximate total area⁽¹⁾

994 ft²

92.3 m²



Floor 1

(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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