



49 The Nightingales
Haywards Heath, RH17 7GH

■ ■ ■ Mark Reville & Co

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Offers in Excess of £700,000 Freehold

Built in 2020 by Taylor Wimpey to their sought-after Lindale design, this impressive four double bedroom detached family home is presented in immaculate condition throughout. The property occupies a desirable corner plot within the Greenhill Grange development, chosen by the current owners for its peaceful setting, west-facing 40ft rear garden, and long driveway with detached garage. The thoughtfully designed layout offers far more space than first appears from the front, with a superb open-plan kitchen/family room fitted with integrated appliances, a double-aspect sitting room, separate dining room, and four generous bedrooms including a particularly spacious principal suite with en-suite shower room. The house is finished in a fresh, neutral décor, enjoys the remainder of the 10-year NHBC guarantee, and represents a turn-key opportunity for those seeking a modern, low-maintenance home close to open countryside. Gas fired heating, double glazed windows throughout. Outside the property benefits from having a corner position, the sunny, quiet and private west facing rear garden and the driveway alongside with a detached single garage.

The Nightingales forms part of Greenhill Gardens on the south-eastern edge of Haywards Heath, perfectly placed for access to both town and countryside. Local amenities include the Princess Royal Hospital, Birch Hotel, a convenience store and several primary and secondary schools, with a new primary school planned nearby. The town centre offers a wide range of shops, cafés, restaurants and leisure facilities, while Haywards Heath station (approx. 2.5 miles) provides fast commuter services to London, Gatwick and the south coast. Families benefit from access to highly regarded schools in both Haywards Heath and the surrounding villages, including Wivelsfield and Chailey. With its blend of modern living, generous space and excellent connectivity, this is a superb opportunity to secure a nearly new family home in a convenient and well-connected location.





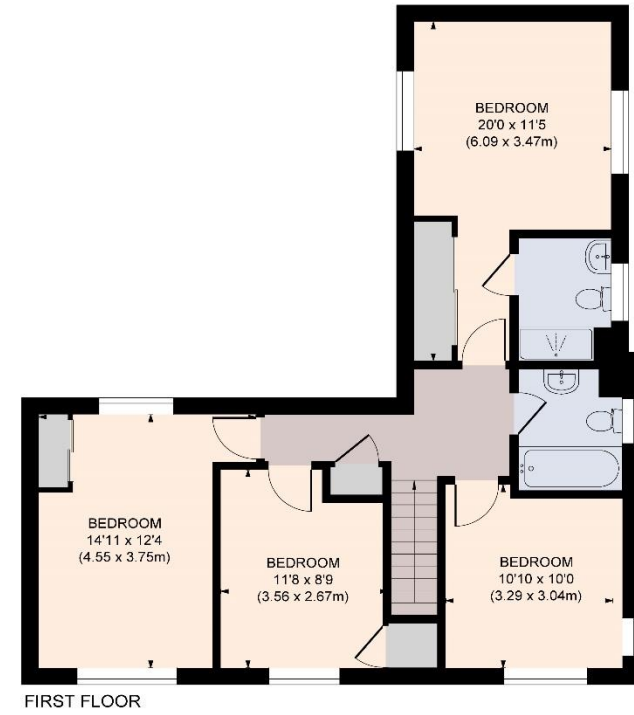
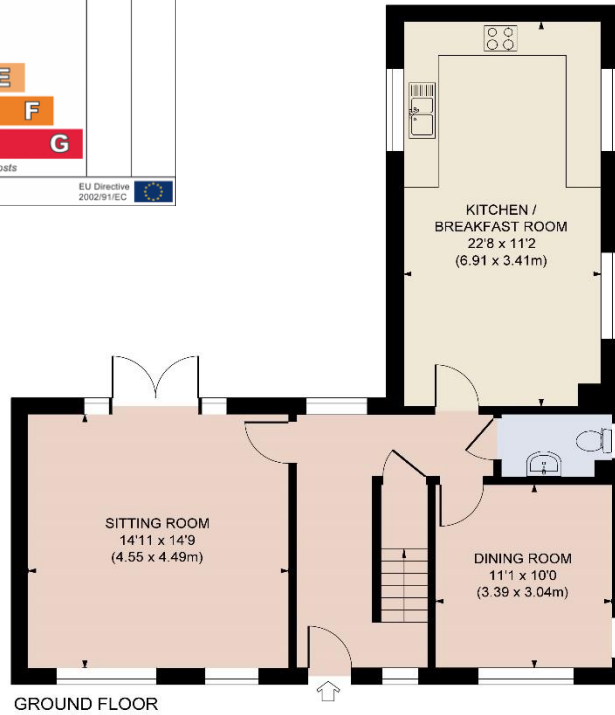
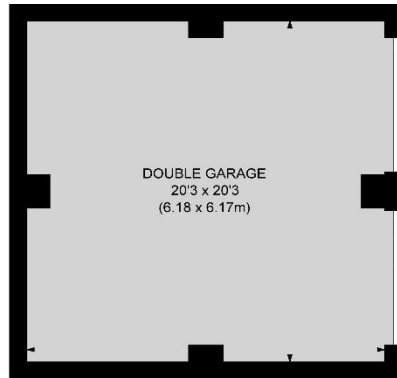
Approximate Gross Internal Area

Main House 1,506 sq. ft / 139.93 sq. m

Garage 407 sq. ft / 37.86 sq. m

Total 1,913 sq. ft / 177.79 sq. m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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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