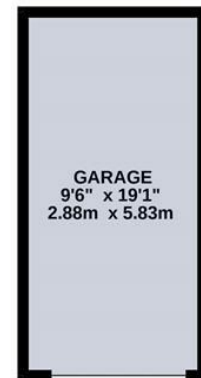


GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.

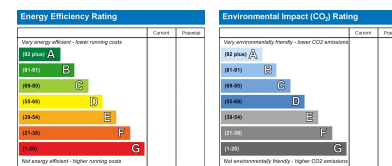
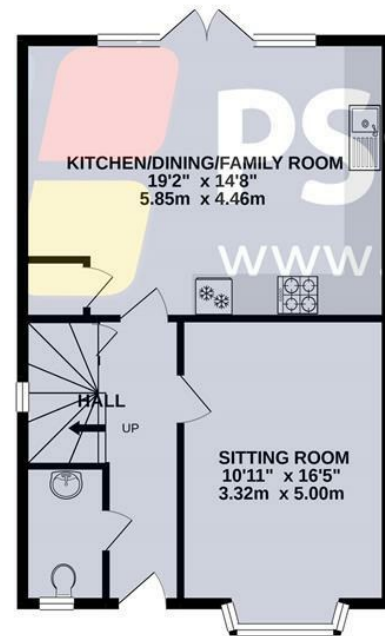


AREA EXCLUDES GARAGE

TOTAL FLOOR AREA: 1154sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



  
**BRITISH  
PROPERTY  
AWARDS**  
2019  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN  
HAYWARDS HEATH

# UNDER OFFER



**8 Coniston Avenue, Haywards Heath, West Sussex, RH17 5LF**

**Price £550,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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8 Coniston Avenue, Haywards Heath, West Sussex, RH17 5LF

What we like...

- \* Modern home with contemporary high spec and attractive 'Arts & Crafts' style.
- \* Pleasant position overlooking a central green.
- \* Spacious open plan kitchen/dining/family room onto the garden.
- \* Remainder of 10 year new homes warranty for peace of mind.
- \* Walk of the station and excellent school catchment areas.

**The House...**

This attractive bay-fronted detached home forms part of the recently built Penland Green development on the favoured west of Haywards Heath, within walking distance of the station and in the catchment area for excellent schools. This modern home has been designed to pay homage to the popular ‘Arts & Crafts’ style and comes with the benefit of the remainder of a 10 year NHBC warranty for peace of mind.

Internally, the house boasts spacious and well-arranged accommodation that combines with a contemporary high specification. The inviting sitting room enjoys an attractive bay-window which overlooks the central green. The open plan kitchen/dining/family room is, without doubt, the hub of the home with plenty of space for a sizable dining table and sofa. ‘French’ doors open on to the garden, perfect for ‘inside-outside’ living during the summer months. The kitchen itself boast stacks of storage & worktop space and a range of integrated appliances including oven, gas hob, fridge/freezer and dishwasher. There is also a useful utility cupboard.

The ground floor also has a large cloakroom and understairs cupboard.

A turned staircase rises to the first-floor landing. There are four bedrooms and two bath/shower rooms. The master bedroom has its own stylish en-suite shower room and a lovely bay window. The family bathroom has a similar finish to the en-suite and an overhead shower and the remaining three bedrooms are well-proportioned.

Further attributes include the high ceilings, gas fired central heating, double glazing and a high degree of energy efficiency. The décor is neutral, meaning a buyer will have a blank canvas to work with.

The house is offered for sale chain free.

**Step Outside...**

To the rear is a level and most private garden that is laid mainly to lawn. The paved terrace provides a good spot for barbecues. There is gated side access that leads out to the driveway, which allows off road parking for three cars (tandem). The detached garage provides additional parking and/or useful additional storage under a pitched roof, with power & lighting.



**The Location...**

Coniston Avenue forms part of ‘Redrows’ recently built Penland Green development on the favoured west side of Haywards Heath. There is a real sense of family friendly community in the area and the house enjoys an enviable position overlooking a central green with play park for children. For commuters, Haywards Heath’s mainline station is easily accessible and provides fast & regular services to London (Victoria & London Bridge in c. 47 mins), Brighton (20 mins) and Gatwick International Airport (17 mins).

For shopping, both Waitrose and Sainsbury’s Superstores are easily accessible, whilst The Broadway, with its array of bars, pubs & restaurants is also nearby – including Cote Brasserie, Lockhart Tavern, Orange Square, Pizza Express and Café Rouge.

The house falls into a favoured catchment area for Harlands Primary School and Warden Park Secondary Academy. There is plenty of open countryside nearby at Borde Hill and Blunts Wood – great for walking the dog.

The beautiful villages of Cuckfield (1 miles west) and Lindfield (1.8 miles east) offer plenty of boutiques, cafes and restaurants and are well worth a visit.

By car, the surrounding areas can be accessed via the A272 and A23(M), with the latter lying 5 miles west of Warninglid.

**Information**

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

