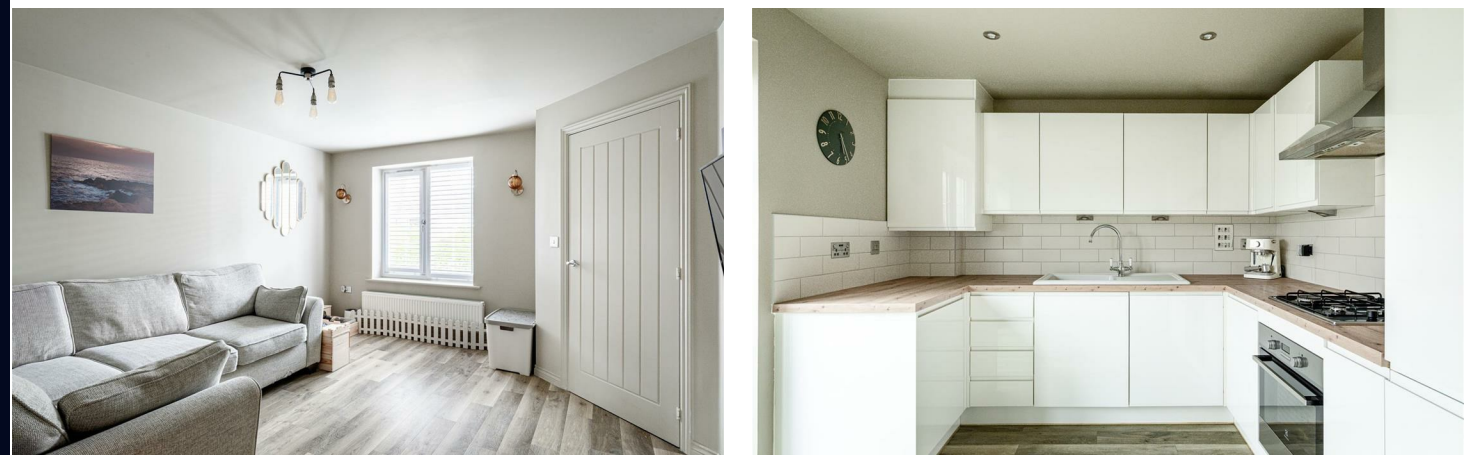
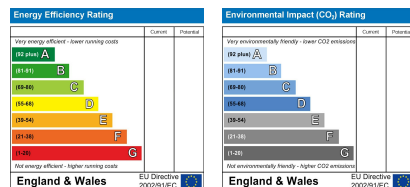


**Approx. Gross Internal Floor Area 1045 sq. ft / 97.26 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



**4 Ash Way, Haywards Heath, RH17 7GE**

**Guide Price £450,000 Freehold**

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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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## 4 Ash Way, Haywards Heath, RH17 7GE

What we love...

Built by Taylor Wimpey in 2018 with the benefit of a modern, easy to manage layout

Peaceful position on Ash Way, well placed for Haywards Heath station and Brighton

Kitchen/dining room across the rear with doors opening onto the garden

South facing rear garden, fully landscaped with Indian sandstone

Attached garage offering excellent storage and future conversion potential, STPP

### The Home...

Located on Ash Way in Haywards Heath, this modern three bedroom semi detached home was built by Taylor Wimpey in 2018 and will particularly suit a first time buyer or downsizer looking for a house that is ready to move straight into. The setting is peaceful yet well connected, with Haywards Heath station a little over two miles away and Brighton reachable in around 25 to 30 minutes by car, making it a practical choice for both commuters and those wanting easy access to the coast.

The layout is simple, smart and easy to live with. At the front of the house is a comfortable reception room, while to the rear the kitchen/dining room stretches across the full width of the house with French doors opening straight onto the garden. It is a sociable arrangement that works well day to day and comes into its own when entertaining or during the summer months.

The kitchen itself is sleek and contemporary with white gloss units, contrasting worktops and a range of integrated appliances. There is good preparation space along with room for a dining table, and the rear aspect helps the space feel bright and connected to the garden. The ground floor also benefits from a cloakroom and useful understairs storage.

On the first floor there are three bedrooms and two bath/shower rooms. The principal bedroom is a generous double and benefits from fitted storage as well as its own en suite shower room. The remaining two bedrooms are served by the family bathroom, giving the house flexibility for guests, children or anyone needing a spare room or study.

As you would expect from a home of this age, there is double glazing, modern heating and strong energy efficiency, all of which help keep running costs down and make for comfortable modern living.

### Step Outside...

A real feature of the house is the south facing rear garden, which has been fully landscaped to create an attractive and low maintenance outside space. Indian sandstone has been laid to form generous seating areas, giving the garden a smart finish and making it a space that can be enjoyed immediately. The sunny aspect is a major plus and will appeal to buyers who enjoy spending time outside.



The attached garage is another significant advantage. In addition to the obvious storage and parking benefits, it offers excellent future potential for conversion, subject to the necessary consents, into a study, hobbies room, playroom or additional reception space. That flexibility adds to the long term appeal of the house.

To the front there is driveway parking for one car, with further on street parking available nearby for visitors.

### The Location...

Ash Way forms part of the popular Greenhill Gardens development on the eastern side of Haywards Heath, close to the Princess Royal Hospital and well placed for day to day convenience. This is a practical location for buyers who want easy access to the town, nearby schools and transport links, while still feeling tucked away from the busier central areas. Haywards Heath offers an excellent range of facilities including a wide selection of shops, supermarkets, cafes, bars and restaurants, together with a leisure centre and mainline railway station. For commuters, the station provides regular services to London Victoria and London Bridge, while by car Brighton is within easy reach to the south and Gatwick Airport is readily accessible to the north. The A23 lies to the west of the town and provides a direct route towards the M23 and wider motorway network, making the area a strong choice for those needing to travel in multiple directions. There are also well regarded schools locally catering for a range of age groups, which helps underpin the area's broad appeal.

### The Specifics...

Title Number: TBC

Tenure: Freehold

Local Authority: Lewes District Council

Council Tax Band: D

Estate Charge: TBC

Broadband: Ultrafast broadband is understood to be available.

These details have been prepared in good faith and are believed to be materially correct, but their accuracy cannot be guaranteed and they do not form part of any contract or offer. Prospective purchasers should make their own enquiries and rely on their own investigations, including verification through their solicitor, as to tenure, title, estate charge, local authority, council tax, broadband availability and speed, and all other matters of importance before proceeding.

