



**Approx. Gross Internal Floor Area 1102 sq. ft / 102.47 sq. m (Including Garage)**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**3 Rushy Grove, Haywards Heath, RH16 4UW**

**Guide Price £450,000 Freehold**

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### 3 Rushy Grove, Haywards Heath, RH16 4UW

Chain-free three-bedroom home built in 2014, set in Upper Bolnore Village within popular school catchments and approx. 20 minutes' walk to Haywards Heath station.

Rear living/dining room with French doors to the garden and potential to extend into the garage, subject to planning (STPP).

Front-facing kitchen with ample storage and a plethora of integrated appliances, plus cloakroom and walk-in storage.

Three double bedrooms including a principal with en-suite, family bathroom, and good energy efficiency with gas central heating.

South-facing, fully landscaped, low-maintenance garden, generous garage with conversion potential (STPP), driveway parking and EV charger potential.

**Guide Price £450,000 - £475,000**

#### The Home...

Built in 2014 by Crest Nicholson, this chain-free family home is set within the highly sought-after Upper Bolnore Village. The property falls within the popular Bolnore and Warden Park school catchment areas and is approximately a 20-minute walk from Haywards Heath mainline station, making it a strong option for both families and commuters.

Internally, the house offers a modern specification with neutral décor and a practical, well-balanced layout. The spacious living/dining room is positioned to the rear of the property and forms the heart of the home, providing generous space for both seating and dining areas. French doors open directly onto the garden, enhancing the sense of light and connection to the outside. This area also highlights the potential to expand into the adjoining garage, subject to the necessary planning permissions and consents (STPP), offering an excellent opportunity to significantly increase the overall living space. The kitchen is located at the front of the property and provides ample storage alongside a plethora of integrated appliances. The ground floor is completed by a spacious cloakroom and a useful walk-in storage cupboard.

On the first floor, there are three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. The second bedroom includes a built-in cupboard and, together with the third bedroom, is served by the family bathroom.

As a modern build, the property benefits from good energy efficiency, including thermostatic gas central heating, an Ideal boiler with smart Nest controls (located in the garage), high-performance double-glazed windows and good levels of insulation. There is potential to improve the EPC rating to an A.



#### Step Outside...

To the rear, the fully landscaped, south-facing garden is designed for low maintenance and is laid predominantly to shingle with mature planted borders, creating an attractive yet easy-to-care-for outdoor space. The sunny aspect ensures the garden enjoys light throughout the day, while the paved terrace provides an ideal spot for outdoor dining or relaxing. There is also direct access from the garden into the garage.

To the front of the property, there is driveway parking for one car and, due to the position of the fuse board, an electric vehicle charging point could be easily installed.

#### Further Potential...

The garage is generously sized and fitted with an electric up-and-over door, offering excellent storage and flexibility. It presents significant potential to be converted into additional accommodation to further expand the living space or to allow for a reconfiguration of the layout, such as relocating the kitchen to create a larger open-plan arrangement, subject to the necessary planning permissions and consents (STPP).

#### Information...

Tenure: Freehold

Local Authority: Mid Sussex District Council

Community Charge: £350 p.a

Council Tax Band: D

Available Broadband Speed: Up to 1,000mb download (Ultrafast)

