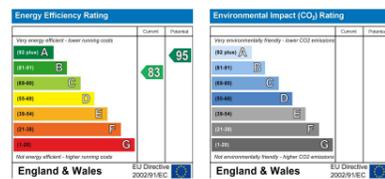


**Approx. Gross Internal Floor Area 856 sq. ft / 79.66 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**BRITISH PROPERTY AWARDS**  
2022  
★★★★★  
**GOLD WINNER**  
PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



**2 Vermont Place, Haywards Heath, West Sussex, RH16 3UW**

**Guide Price £375,000 Freehold**

**PSPhomes**

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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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## 2 Vermont Place, Haywards Heath, West Sussex, RH16 3UW

What we like...

- \* Spacious accommodation with fabulous open plan living space.
- \* Built in 2018 to a modern, sleek specification.
- \* Sunny south facing garden.
- \* Peaceful, tucked away spot but easy reach of station, town and schools.
- \* Modern home with plenty of energy efficiency.

**Guide Price £375,000 - £400,000**

### Welcome Home

A quietly positioned and beautifully presented modern home, finished to a high contemporary standard and designed with modern open plan living firmly in mind.

The ground floor is arranged as a bright, open-plan living space that extends to 24ft (max) x 18ft (max) works exceptionally well day to day. A sleek, high-specification fitted kitchen sits to one end, finished with quartz worktops, integrated appliances and a window overlooking the rear garden.

Limed oak-effect flooring runs throughout, with clearly defined space for both dining and a comfortable sitting area, enhanced by a pleasant double-aspect outlook.

A downstairs cloakroom is positioned off the hall, while a turned staircase rises to the first floor with a useful landing area that comfortably accommodates a desk or study nook.

Both bedrooms are genuine doubles, well-proportioned and naturally bright. The bathroom is a particular highlight, generous in size and finished to a high standard with a contemporary suite, separate walk-in shower and quality fittings throughout.

Being a modern build, the home has a high degree of energy efficiency with high insulation levels and high performance double glazing. For those who work from home you have access to an Ultrafast broadband connection.

### Step Outside

The rear garden enjoys a southerly aspect meaning sunshine throughout the day. It is laid out with a paved terrace leading onto an artificial lawn, providing a practical and private outdoor space that is super low maintenance.



A gated side access connects the garden to the front of the property where you'll find an allocated parking space and several visitor parking bays.

### Out & About

Vermont Place lies off Western Road and is conveniently located within a short walk of Haywards Heath town centre which boasts both Waitrose and Sainsbury's Superstores and an array of bars & restaurants including Safari Pizza, Lockhart Tavern, GRAVLAX Coffee, Orange Square, Pizza Express and Zizzi. The mainline station offers fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Gatwick International Airport and Brighton. By car, these surrounding areas can be easily accessed via the both the A23(M) to the west and A272 to the east.

The property falls in a good location for the reputable St. Wilfred's primary school, Warden Park Academy, St. Joseph's R C primary school and Oathall Community College. Central Sussex College Haywards Heath is approximately 1.5 miles distant.

### The Specifics

Title Number: WSX401984

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (up to 1000 mbps download)

Estate charge - £300 per year

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

### NB - Anti Money Laundering Obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

