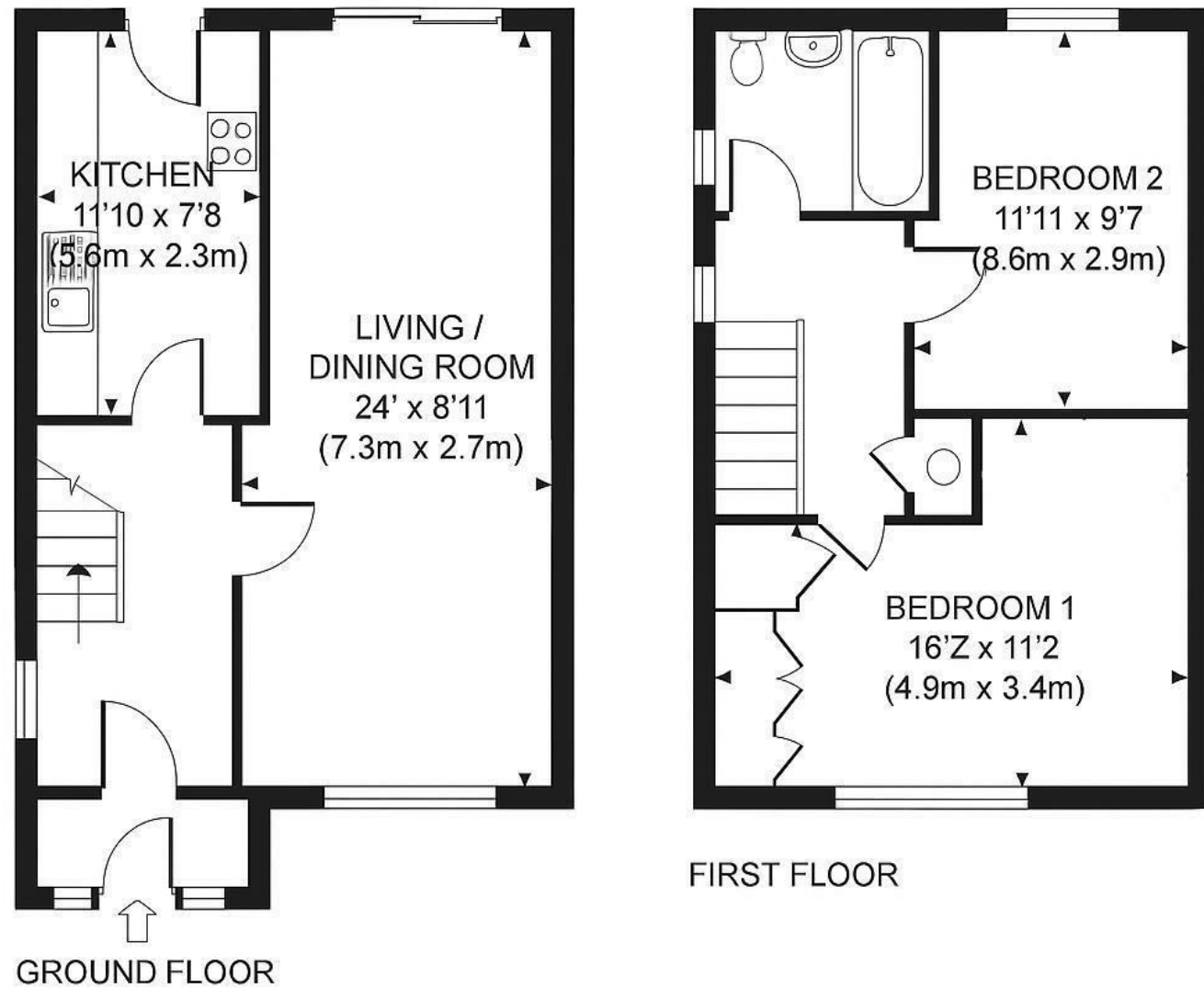


Approximate Gross Internal Area
774 sq ft / 71.9 sq m



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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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.



35 Sandy Vale, Haywards Heath, RH16 4JH

Guide Price £350,000 Freehold

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35 Sandy Vale, Haywards Heath, RH16 4JH

What we like...

- * Large driveway with parking for several vehicles .
- * Two good size double bedrooms
- * Sunny west facing garden.
- * Peaceful position
- * Plenty of scope to extend to the side, STPP

Guide Price £350,000 - £375,000

Welcome Home

A well-presented and generously sized two-bedroom end-of-terrace home with excellent scope to extend (STPP), ideally positioned in a quiet cul-de-sac on the southern side of town.

You are welcomed via a porch and entrance hall, leading into a spacious dual-aspect lounge/dining room with sliding doors opening to the rear garden. The kitchen has been tastefully updated and features a range of integrated appliances, with a door providing additional access to the garden.

There are two generously sized double bedrooms, with the main bedroom benefiting from built-in wardrobes. The family bathroom has been modernised and finished in a neutral, clean style.

Step Outside

The property sits behind a large brick paved driveway that accommodates at least four vehicles. Gated side access leads to the sunny west-facing rear garden, which measures approximately 29ft x 22ft and has been landscaped for low-maintenance enjoyment.

This is a practical, well-maintained home that offers both comfort and potential – ideal for buyers looking to settle in a peaceful residential setting with room to grow.

Scope/Potential

There is plenty of space to the side of this home meaning it is ripe for a two story side extension. Any work is of course STPP.

The Location

Sandy Vale is peaceful close that lies off Vale Road and is conveniently located within a short walk of the town centre and its extensive range of shopping facilities offered by the Orchards Shopping Centre, including 'Marks & Spencers'. The Broadway is also within easy reach and offers an extensive range of restaurants, bars and cafés.



Haywards Heath's mainline train station is just over a mile away and provides fast and regular services to London (London Bridge/Victoria approximately 47 minutes), Brighton & Gatwick International Airport.

These surrounding areas can be accessed via the A23(M) and/or A272 with the latter lying roughly 5 miles west of the town at Warninglid/Bolney respectively. The area offers a selection of well regarded primary and secondary schools and Central Sussex College for sixth form.

The Specifics

Tenure: Freehold
Title Number: WSX33730
Council Tax Band: D
Local Authority: Mid Sussex District Council
Broadband Speed: Ultrafast

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.

