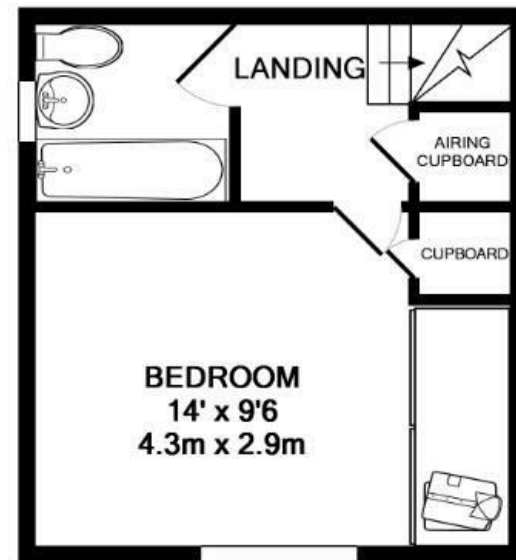


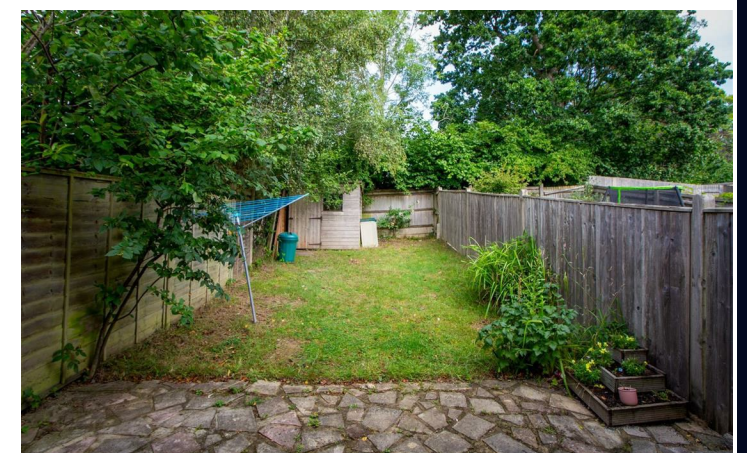
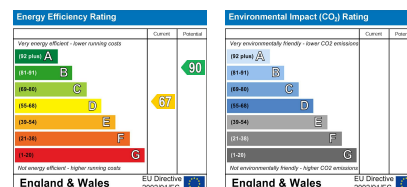
GROUND FLOOR  
APPROX. FLOOR  
AREA 214 SQ.FT.  
(19.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 211 SQ.FT.  
(19.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 425 SQ.FT. (39.4 SQ.M.)**

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2018



**8 Cedar Way, Haywards Heath, West Sussex, RH16 3TZ**

**Guide Price £250,000 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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8 Cedar Way, Haywards Heath, West Sussex, RH16 3TZ

What we like...

- \* Freehold house with no costly service charges.
- \* Private west facing garden that enjoys the afternoon sunshine
- \* No onward chain, perfect first time purchase.
- \* Scope to modernise to your own taste and style
- \* Quality double glazing and gas central heating

**The House**

If you're looking for a freehold house with a private garden then this could be just the one you have been waiting for. Although the home would now benefit from certain cosmetic modernisation this is an exciting opportunity as end-terrace homes with outside space rarely come to the market.

A private entrance leads into the open plan ground floor living space. The sitting room connects seamlessly with the kitchen and a door opens out to the garden, perfect during the summer months. The kitchen itself would benefit from some updating but offers plenty of prep and storage space, with a window for ventilation.

Stairs rise to the first floor where you'll find a double bedroom with fitted wardrobes and the bathroom with the original 'retro' avocado suite.

Whilst there is cosmetic modernisation required internally, the house enjoys quality double glazed windows throughout, gas fired central heating and access to an Ultrafast fibre broadband connection.

**Step Outside**

To the rear is a generous sized and westerly garden with level lawn and a paved terrace. To the rear is allocated parking.



**The Location**

Cedar Way lies off Beech Hill and forms part of 'Northlands Wood' - a very popular area on the edge of town within a short walk of a good primary school, Tesco convenience store, chemist, doctors surgery and Princess Royal Hospital. Haywards Heath town centre with its comprehensive range of shops, banks, cafes and restaurants are within easy reach. The mainline station offers fast and frequent commuter services to London (Victoria/London Bridge in approx 47 mins) and Brighton and is roughly two miles distant. By car the A23 can be easily accessed. The property falls in the catchment area for the sought-after Northlands Wood C P school and Oathall Community College.

**The Specifics...**

Tenure: Freehold  
Title Number: WSX80815  
Local Authority: Mid Sussex District Council  
Council Tax Band: C  
Available Broadband Speed: Ultrafast

We believe the above information to be correct but cannot guarantee its accuracy so recommend checking details personally.

**NB**

Some photos include digital furniture for marketing purposes only.

