

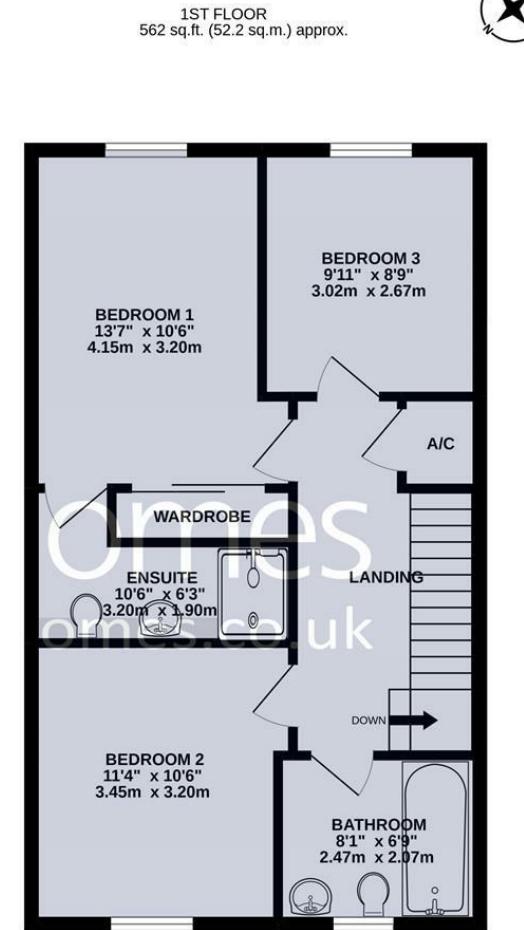
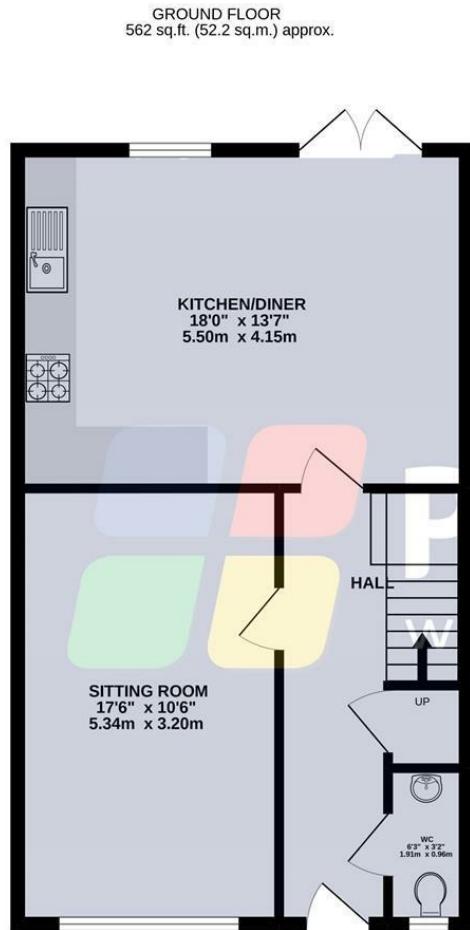


BRITISH
PROPERTY
AWARDS
2022

★★★★★

GOLD WINNER

ESTATE AGENT IN
HAYWARDS HEATH



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	A	Very environmentally friendly - lower CO ₂ emissions	A
(A) A	B	(A) A	B
(B) B	C	(B) B	C
(C) C	D	(C) C	D
(D) D	E	(D) D	E
(E) E	F	(E) E	F
(F) F	G	(F) F	G
Most energy efficient - higher running costs		Most environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



9 Swallow Rise, Scaynes Hill, West Sussex, RH17 7GL

Guide Price £425,000 Freehold



W psphomes.co.uk

f [/PSPhomes](https://www.facebook.com/PSPhomes)

o [@PSPhomes](https://www.instagram.com/PSPhomes)

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.



o [@PSPhomes](https://www.instagram.com/PSPhomes)

f [/PSPhomes](https://www.facebook.com/PSPhomes)

W psphomes.co.uk

9 Swallow Rise, Scaynes Hill, West Sussex, RH17 7GL

GUIDE PRICE: £425,000 - £450,000

What we like...

- * Nearly new home built in 2020 to a modern high spec.
- * Contemporary finish throughout
- * Large, social kitchen/diner across the rear - great for entertaining.
- * Village location but easy links to Haywards Heath Station (just three miles).
- * No onward chain meaning swift move is possible.

GUIDE PRICE: £425,000 - £450,000

The House...

This almost brand-new three bedroom semi-detached home was built in 2020 by Nicholas King Homes to their 'Drey' design as part of 'The Swallows' – a popular development in the village of Scaynes Hill. The house is tucked away from any passing traffic and is offered for sale in excellent order with the modern high spec throughout, with great room proportions and a neutral palette providing a blank canvas for an incoming buyer.

To the front is a spacious sitting room. Across the rear is an excellent kitchen/diner (18ft x 14ft) that really is a great space for entertaining, with 'French' doors opening on to the garden. The kitchen itself is sleek & stylish with a range of integrated appliances including fridge/freezer, oven, gas hob, dishwasher and washing machine.

The ground floor also has a cloakroom.

On the first floor the master bedroom is a good size double with fitted wardrobes and luxurious en-suite shower room. The second bedroom is also a double, whilst bedroom three is a good size single/small double (10ft x 9ft). These bedrooms are served by the contemporary family bathroom with overhead 'drench' power shower.

Further benefits include the remainder of a 10 year new homes warranty – giving peace of mind, gas fired central heating, quality double glazing and a high degree of energy efficiency. The house is also being sold with no onward chain meaning a swift move is possible.

The rear garden is laid mainly to lawn and fully enclosed with external power point. There is a paved terrace that provides a great spot for a barbecue.

To the front the house has two allocated parking spaces and there is plenty of visitor spaces nearby.



The Location...

Swallow Rise forms part of 'The Swallows' – a recently built development of just 51 homes in the popular village of Scaynes Hill, three miles east of Haywards Heath. The village itself boasts a highly regarded primary school in the form of St. Augustine's CofE. For secondary education, children usually attend Haywards Heath School. Everyday essentials can be bought from the convenience store at the petrol station and The Inn On The Green is a great pub serving food and within easy walking distance.

More extensive facilities can be found in neighbouring Haywards Heath, including mainline rail services to London, Brighton and Gatwick International Airport. The town has plenty of shopping with three supermarkets – Waitrose, Sainsburys and Marks & Spencers. The Broadway boasts a great array of bars and restaurants including Cote Brasserie, Pizza Express, Zizzi, Lockhart Tavern Gastropub, Orange Square, Roccia Italian, Pascals Brasserie, La Campana Tapas and WOLFOX Coffee Roasters.

Surrounding areas can be easily accessed both East & West via the A272 and the A23(M) lies 8 miles west at Bolney/Warninglid.

The Finer Details...

Tenure: Freehold
Estate Charge: £30 PCM
Managing Agent: RMG <https://www.rmguk.com>.
Local Authority: Mid Sussex District Council
Council Tax Band: E
Broadband Speed: Ultrafast (Up to 330mbps)
Onward Situation: No chain

