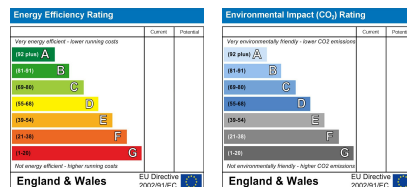


**Approx. Gross Internal Floor Area 1166 sq. ft / 108.38 sq. m (Excluding Lean-to)**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**111 America Lane, Haywards Heath, RH16 3QL**

**Guide Price £425,000 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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111 America Lane, Haywards Heath, RH16 3QL

Guide Price £425,000 - £450,000

What we like...

- \* Older home with huge scope for extension, subject to planning.
- \* Lovely open outlook over playing fields giving feeling of openness.
- \* Social kitchen/diner across the rear
- \* Haywards Heath/Lindfield borders - within 15 mins walk of Lindfield High St.

**Guide Price £425,000 - £450,000**

#### The Home...

This 1930s semi-detached home sits on the Haywards Heath/Lindfield borders and enjoys a fabulous location overlooking playing fields to create a real feeling of openness.

The home offers generous proportions and huge scope for extension, if required.

Upon entry you're welcomed by a large hallway there is an inviting 16ft sitting room with bay window that makes the most of the open outlook to the front. Across the rear is an impressive 20ft kitchen/diner with breakfast bar peninsula and contemporary handleless units. The large window offers scope for the creation of French doors to connect the space with the garden.

Off the kitchen is a lean-to which leads to the large store and outside WC.

On the first floor there are three decent double bedrooms and the family bathroom.

#### Steo Outside

Stepping outside, the home has a good size garden with an expanse of level lawn and paved terrace that is ideal for some 'al-fresco' dining in the summer months. To the front is a small garden and driveway parking.



The home is offered for sale with no onward chain meaning a swift move is possible.

#### The Specifics

Tenure: Freehold

Title Number: WSX230691

Local Authority: Mid Sussex District Council

Council Tax Band: C

Plot Size: 0.07 acres

Available Broadband Speed: Ultrafast Fibre

Services: Mains electric, gas, water and waste - none tested.

We believe this information is correct but cannot guarantee its accuracy and recommend intending buyers check personally before exchange of contracts.

