





## **Sheppeys, Haywards Heath**

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £375,000





- Refurbishment Opportunity
- 3 Bedrooms
- Large Garden
- GFCH
- •
- Scope to Extend (STP)
- Council Tax Band D

| Energy | Efficienc | y Kating |
|--------|-----------|----------|
|--------|-----------|----------|

| Score | Energy rating |   | Current   | Potential |
|-------|---------------|---|-----------|-----------|
| 92+   | A             |   |           |           |
| 81-91 | Е             | 1 |           | 84  B     |
| 69-80 |               | C | P y Trans | 0.000     |
| 55-68 |               | D | 66  D     |           |
| 39-54 | E             |   |           |           |
| 21-38 |               | F |           |           |
| 1.20  |               |   | C         |           |

A traditionally built three bedroom semi-detached house in need of modernisation throughout, offering potential to be a fantastic family home. The ground floor of the property comprises a good size lounge with a front facing picture window letting natural light flood the room. You II find the kitchen to the back of the property with views over the spacious rear garden and a door opening to outside. Up to the first floor and there are three bedrooms and the bathroom

Externally the property benefits from a large back garden laid to lawn with patio area and space for garden furniture for you to enjoy the warmer months. To the front of the property is a driveway and the front garden laid to lawn.

## **LOCATION**

Situated in this popular established location within walking distance of the town centre with its wide range of shops, Victoria Park with its tennis courts and Ashenground Wood offering an attractive venue for walking. There are several well regarded schools in the locality catering for all age groups and the mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, an array of restaurants in The Broadway, a Waitrose and Sainsbury's superstore and several parks. The A23 lies about 5 miles to the west providing a direct route the motorway network, Gatwick airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar





distance to the south.

## **SERVICES**

All mains services connected.

Water,

Drainage,

Gas

Electricity

## TENURE

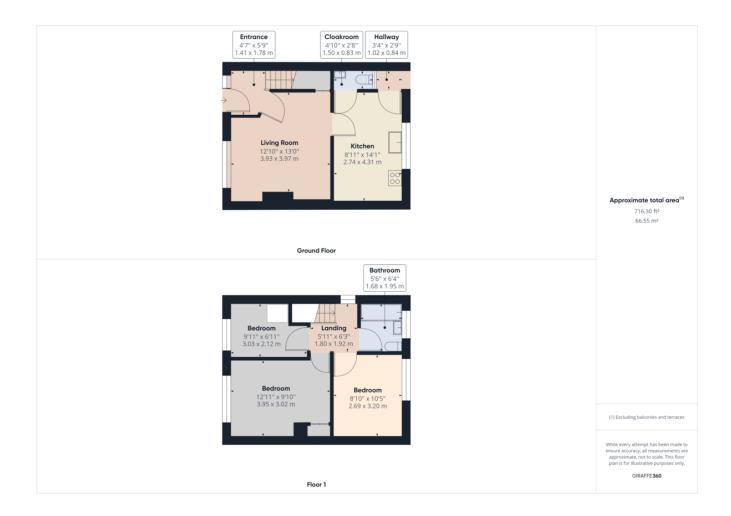
Freehold

Electricity - EICR - valid until 21/12/2026

No onward Chain







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales peritualras. They may however be available by separate negotiation. Buyers must checkthe availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

