

FOR SALE



Duncton Close , Haywards Heath

3 Bedrooms, 1 Bathroom, House

Asking Price Of £365,000





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- Three Bedrooms
- Terraced Property
- Lounge Through Diner
- Separate Kitchen
- Gas Fired Central Heating



OVERVIEW

A 3 bedroom mid terrace house with a west facing garden and garage in nearby block conveniently tucked away in a cul-de-sac off Wealden Way just to the west of the town centre, being close to Bolnore Woods and approximately 0.8 miles walk to the railway station.

LOCATION

Located within walking distance of the main town centre of Haywards Heath which offers a wide range of national and local shops as well as bars, restaurants and coffee shops. The train station also offers excellent transport links to London and across the south east.

ACCOMMODATION

In brief the property comprises of a large double aspect open plan living/dining room with decorative feature fire surround and runs the length front to back with patio doors accessing the patio and rear garden. Adjoining is a kitchen with range of neutral coloured fitted cupboards and has the benefit of a window offering plenty of light looking out to the rear garden.

Upstairs the property has two double bedrooms one with fitted wardrobe the second with a cupboard a further single bedroom. The family bathroom with a white suite is completed with a shower over the bath.

TENURE - Freehold

This property offers a perfect opportunity for a first time buyer, or a growing family and viewings are highly recommended.

The property is currently tenanted with notices having been served.

Gas Cert Valid until Feb 2027

Electrical Installation Condition Report (EICR) valid until Sep 2026



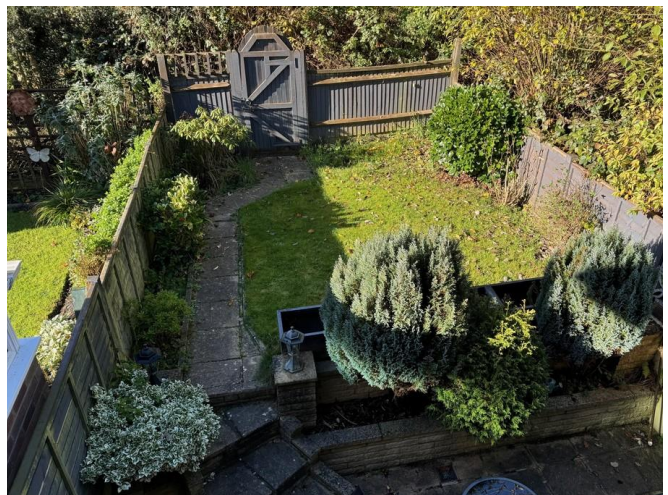
Current EPC - D - Expiry May 2026

DISCLAIMER

All material information has been provided to us by the seller, this is accurate to us to the best of our knowledge and is provided in good faith. Your legal representative should verify this information through enquiries raised during the conveyancing process.

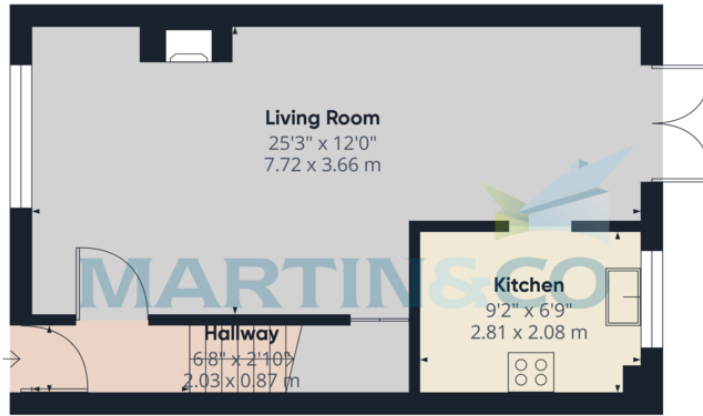
IDENTITY CHECKS

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by HIPLA. The cost of these checks is £50 inc. VAT per purchase which is paid in advance, directly to HIPLA. This charge is non-refundable under any circumstances.

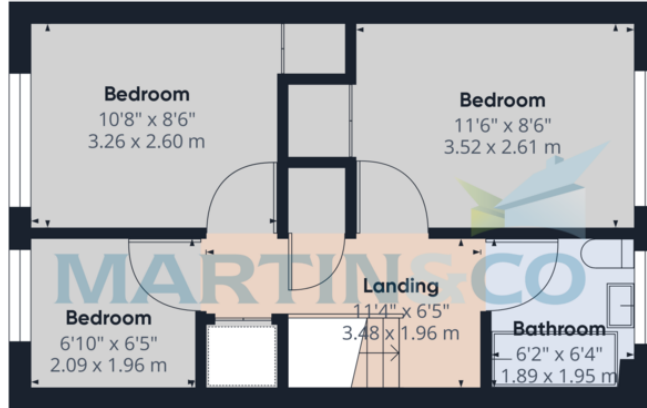




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



Ground Floor



Floor 1

Approximate total area⁽¹⁾
707.2 ft²
65.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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 particulars. They may however be available by separate negotiation. Buyers must check the 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 for 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.