



3 The Pines
Haywards Heath, RH16 3TX

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Guide Price £315,000 - Freehold

This splendid 2 bedroom terraced house features a delightful private garden and 2 allocated parking spaces. The accommodation comprises a living/dining room, modern kitchen with large storage cupboards and a feature Smeg Range cooker with 3 ovens, 6 burners and a hotplate and on the first floor there are 2 double bedrooms and a family bathroom. The delightful rear garden is arranged with a decked terrace adjacent to the property with the rest mainly laid to lawn, a timber shed and a useful gate for access. The property also has the benefit of gas central heating and double glazing throughout. This property would be ideal for first time buyers or those wishing to downsize.

Situated in this much favoured location just a short walk of Northlands Wood School, Tesco Express, chemist and doctors surgery. Princess Royal Hospital is close by and Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass providing a direct route to the motorway network, whilst 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. The South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.



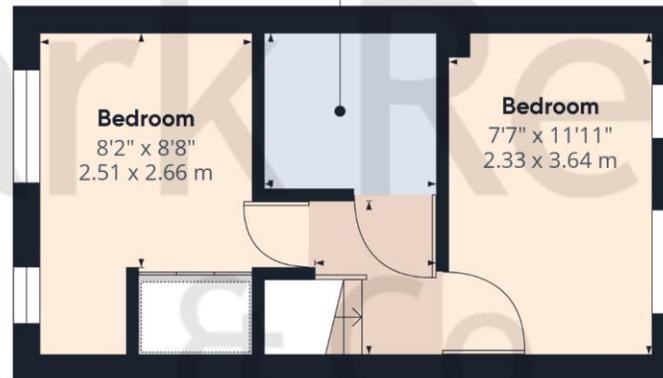




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Ground Floor

Bathroom
6'1" x 5'11"
1.86 x 1.82 m



Floor 2

Approximate total area^m

508.35 ft²

47.23 m²

Reduced headroom

8.78 ft²

0.82 m²

(1) Excluding balconies and terraces

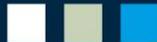
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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