



4 The Ridings
Haywards Heath, RH17 7AB

■ ■ ■ Mark Reville & Co

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Guide Price £1,250,000 Freehold

Built in 2010 by Shanly Homes, 'The Ridings' is an exclusive gated cul-de-sac of just five detached homes. This beautifully presented property sits on a generous corner plot and offers in excess of 2700 square feet of space set across two floors. On the ground floor, you'll find a luxurious and expansive kitchen/dining/family area that opens onto the wrap around garden through large patio doors. The kitchen is adorned with a central island which serves as a breakfast bar and extra food prep space. Just off the kitchen is a useful utility room which has access to the side patio area that has been updated and covered to offer a useful entertaining space. The ground floor also boasts a separate dining room, a home office, cloakroom and a large lounge overlooking the garden with access via patio doors. The first floor is equally impressive, featuring a spacious hallway leading to five bedrooms. Two bedrooms offer ensuite shower amenities, there is a modern family bathroom servicing the remaining rooms and plenty of storage options are provided throughout. Outside the wrap around garden offers a spacious patio area and generous lawn enclosed by fencing and several small trees. To the front is a large driveway and detached double garage with pitched roof offering extra storage space. The current owners have invested in solar panels which power the home, producing enough energy to sell back to the electric company for a profit each year.

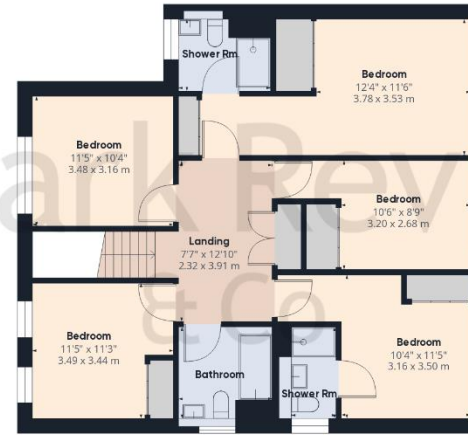
Located on the South-east corner of Haywards Heath, the property is in close proximity to the Princess Royal Hospital, good schools and the town centre is just a 15 minute walk. Haywards Heath is one of the most popular commuter towns in West Sussex, lying around 35 miles South of London and approximately 15 miles North of Brighton. It is situated in the heart of mid-Sussex, with beautiful countryside and picturesque villages on every side. The town's train station offers a direct link to London in around 45 minutes and approximately 15 minutes to arrive in Brighton, making it immensely popular with those who work in these city locations.



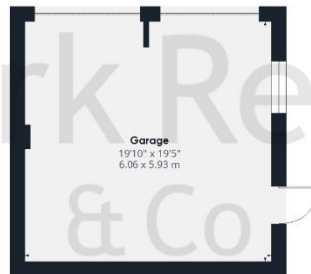




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2756.63 ft²

256.1 m²

Reduced headroom

6.82 ft²

0.63 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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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