



**Rectory Gardens, Haywards Heath Road, Balcombe,
Haywards Heath RH17 6PA**

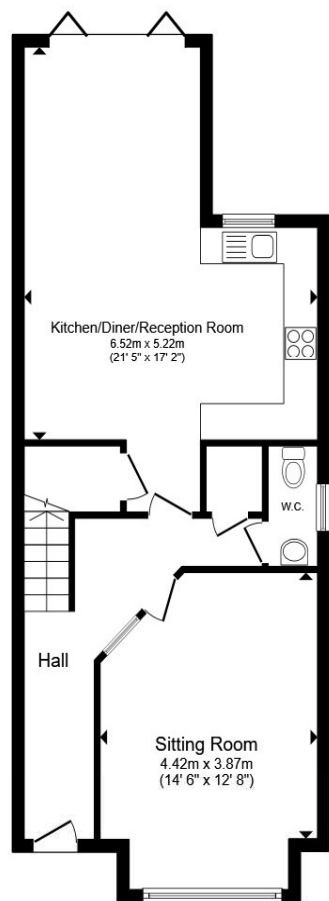
welcome to

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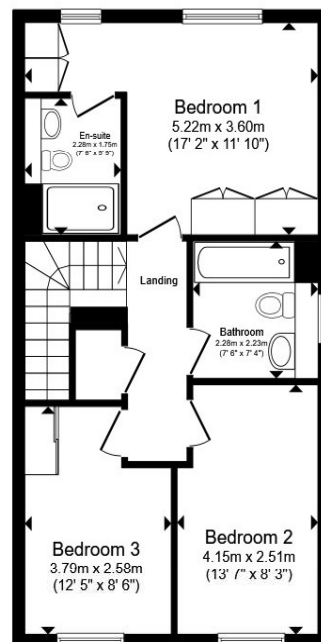
FINAL HOME REMAINING with £5,000 STAMP DUTY CONTRIBUTION This elegant new three bed semi-detached home offers living space with a high quality specification set over 1310 sq ft. Includes a generous open plan kitchen with contemporary kitchen units, Quartz stone worktops and integrated appliances.



Agents Note:



Ground Floor



First Floor

Total floor area 117.8 m² (1,268 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Rectory Gardens, Haywards Heath Road, Balcombe, Haywards Heath

- *FINAL HOME REMAINING*
- *£5,000 STAMP DUTY CONTRIBUTION!*
- MOVE IN READY WITH FLOORING & A LANDSCAPED GARDEN NOW INCLUDED
- OPEN PLAN KITCHEN/DINING AND FAMILY AREA WITH BI-FOLD DOORS LEADING TO THE GARDEN
- ALLOCATED PARKING FOR TWO CARS
- HIGH SPECIFICATION HOMES, BUILT BY MULTI-AWARD WINNING DEVELOPER SHANLY HOMES
- PREDICTED EPC RATING B
- EXCELLENT COMMUTER LINKS WITH BALCOMBE TRAIN STATION UNDER A 10 MINUTE WALK AWAY

Tenure: Freehold EPC Rating: Exempt

£675,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HHT110480



Property Ref:
HHT110480 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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