



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



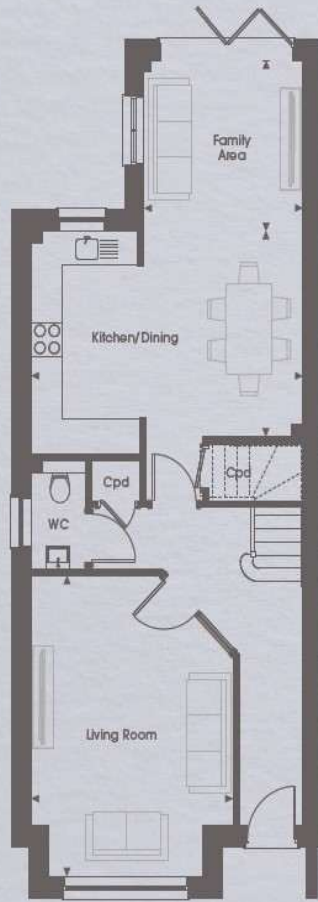
welcome to

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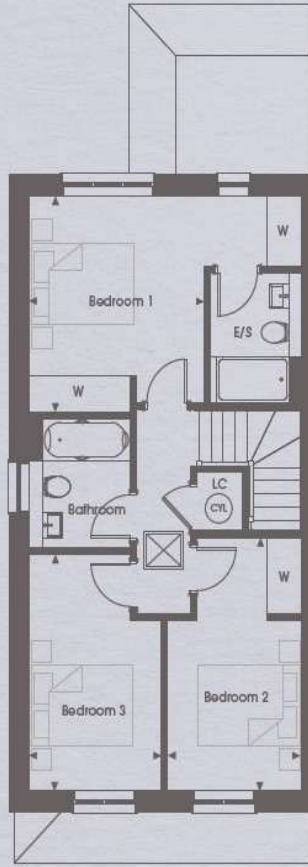
FINAL HOME REMAINING..This elegant new three bedroom semi-detached home offering generous living space with a high quality specification set over 1310sq ft. Includes a generous kitchen/living/dining area, contemporary kitchen units with Quartz stone worktops and integrated appliances.



RECTORY GARDENS



GROUND FLOOR



FIRST FLOOR



PLOT LOCATION

Homes 8 & 9(m)

GROUND FLOOR

Kitchen/Dining	5.24m x 3.63m	17'2" x 11'10"
Family Area	3.06m x 3.00m	10'0" x 9'10"
Living Room	5.30m x 3.89m	17'4" x 12'9"

FIRST FLOOR

Bedroom 1	3.79m x 3.37m	12'5" x 11'0"
Bedroom 2	4.46m x 2.58m	14'7" x 8'5"
Bedroom 3	4.16m x 2.54m	13'7" x 8'4"

External finishes may vary. Please confirm with sales consultant. ◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. LC denotes linen cupboard. E/S denotes en-suite. CYL denotes cylinder. ☒ denotes loft hatch. (m) denotes mirrored plot. Please contact Sales Consultant for more information.

welcome to

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- *FINAL HOME REMAINING*
- £15,000 TAILORED INCENTIVE IS RESERVED THIS MAY!
- MOVE IN READY WITH FLOORING 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

Tenure: Freehold EPC Rating: Exempt

£690,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HHT110323



Property Ref:
HHT110323 - 0008

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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