



America Lane, Haywards Heath

Guide Price £375,000 – £400,000

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Henry Adams are pleased to present to the market this spacious three bedroom semi detached family home, situated on the rejuvenated eastern side of town. The property is presented to the market with no onward chain and offers huge potential to the rear and side to extend (STPP).

Internally, the property comprises of a spacious entrance hall, with a convenient downstairs WC to the front. The property benefits from a formal lounge to the front, with a equally spacious dining area to the rear. The dining area, is alongside the kitchen, which is a great size, with ample work top and storage. There is huge potential to create, a spacious kitchen/diner across the rear of the property. In addition to this, there is a large utility area with front and rear access, with a brick built storage space, offering further potential. This space would make an ideal office or play room.

On the first floor, the spacious theme continues with two double bedrooms, and a good sized third bedroom, ideal as a children's bedroom. The accommodation is complete with a family bathroom, with both bath and shower facilities.

Externally, the property has plenty to offer, with a driveway to the front, offering off road parking for multiple cars. Whilst to the rear, there is a beautifully maintained rear garden, the extensive garden is laid to lawn with a patio area.









Located in this popular residential location, there is access to local shops, and Ofsted rated schools. Haywards Heath town centre & train station, and both also within easy reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Entrance Hall

W.C

Lounge

Dining Room

Kitchen

Utility Area / Storage

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom





GROUND FLOOR

FIRST FLOOR



America Lane

Approximate Area = 1061 sq ft / 98.6 sq m
 Total = 1061 sq ft / 98.6 sq m
 For identification only - not to scale



Henry Adams – Haywards Heath

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.