



An attractive modern home situated in a popular residential development just over a mile from the centre of town

**38 Ash Way, Haywards Heath, West Sussex RH17 7GE**

Offers in excess of £650,000 Freehold







Entrance hall • Sitting room • Kitchen and dining room • Study  
• Cloakroom • Bedroom 1 with en suite shower room  
• 3 further bedrooms • Family bathroom • Detached double  
garage • Front and rear gardens • EPC rating B

#### About this property

Situated in arguably the premier plot in this modern residential development, 38 Ash Way is an attractive double-fronted home, built in 2018. The house is well presented throughout, with finishes including neutral décor, tiled and carpeted floors, modern white bathroom suites with large tiles, and a stylish white kitchen.

Extending to over 1,500 square feet, the house has a great layout, with two reception rooms at the front of the house lying either side of the central entrance hall: a sitting room with French doors opening to the garden, and a versatile study which could also be used as a formal dining room, play room or snug. The kitchen is ideal for modern family life, with a good range of modern white units in a matt finish with granite worktops, a number of integrated appliances, doors opening to the garden and ample space for a large dining table. A cloakroom completes the ground floor.

There are four well-proportioned bedrooms on the first floor, including a generous main bedroom with built in wardrobes and an en suite shower room. The other three bedrooms are served by a family bathroom.

#### Outside

38 Ash Way has well-tended front and rear gardens, both laid to lawn and planted with young shrubs. A large block paved driveway lies to the east of the house ahead of the detached double garage; a gate opens to the part-walled rear garden.





### Local Information

38 Ash Way is in an enviable residential location on the eastern side of Haywards Heath, just over a mile walking distance to the town centre.

Haywards Heath is a thriving town in the heart of Mid Sussex, close to the South Downs National Park and the coast. Haywards Heath and the adjoining villages of Cuckfield and Lindfield provide an excellent range of local amenities including high street shops, independent boutiques, supermarkets, restaurants and leisure facilities.

Crawley (12 miles) and the City of Brighton and Hove (15 miles) offer a comprehensive selection of theatres, cinemas, shopping and restaurants.

There are many leisure activities available locally, including local clubs for football, rugby, cricket and theatre. Across Sussex, activities include riding on Ashdown Forest (for which a permit is required), show jumping at Hickstead, sailing at Ardingly and golf at one of the many courses across the county. There are footpaths and bridle paths across the South Downs and surrounding countryside.

Spa and country house hotels include Alexander House, Ashdown Park, Gravetye Manor and Ockenden Manor.

Rail services: Haywards Heath to London Victoria/London Bridge/St Pancras International, journey time from 42 minutes.

Schools: There are many highly regarded state and private schools in the local area, including a number of primary schools in the town, Oathall Community College, Warden Park Secondary Academy, Cumnor House, Great Walstead, Ardingly, Burgess Hill Girls and Hurstpierpoint College.

### Directions

Heading west on the A272 towards Haywards Heath, take the first exit at the roundabout by the Birch Hotel, continuing on the A272. Turn left into Hurstwood Lane and left again, the take the first right into Greenhill Way. Follow the road around to the right as it becomes Ash Way, pass Hazel Grove Walk on the left and take the next left, staying on Ash Way. Number 38 is the first house on the left.

### Services

Gas fired central heating. All mains services.

### Outgoings

Lewes District Council, 01273 471600. Tax band F.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.







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savills

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Approximate Area = 141.8 sq m / 1526 sq ft  
Garage = 37.5 sq m / 404 sq ft  
Total = 179.3 sq m / 1930 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	<b>93</b>
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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