



**Guide Price**  
**£420,000**

**Freehold**

3x  2x  1x 

**Roddick Walk,  
Haywards Heath, West  
Sussex, RH16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- **Remainder of the NHBC guarantee**
- **Integral appliances in the kitchen**
- **En-suite shower room to bedroom 1**
- **Countryside walks in close proximity**
- **Property has the benefit of a garage & off road parking**
- **South facing rear garden**

## Accommodation

### GROUND FLOOR

Hallway  
 Cloakroom  
 Kitchen/Dining Room: 15'1 x 10'7 (4.60m x 3.23m)  
 Lounge: 16'2 x 11'9 (4.93m x 3.58m)

### FIRST FLOOR

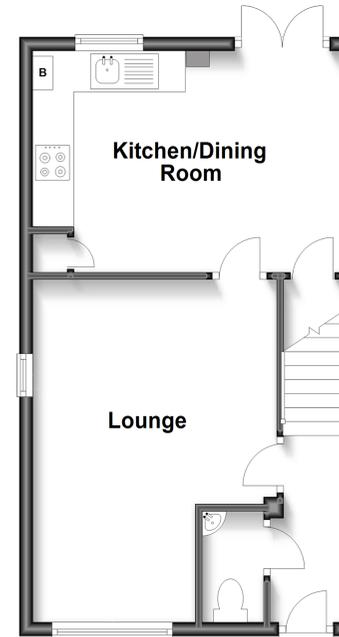
Landing  
 Bedroom 1: 13'8 x 8'6 (4.17m x 2.59m)  
 En-suite Shower Room  
 Bedroom 2: 10'2 x 8'5 (3.10m x 2.57m)  
 Bedroom 3: 8'9 x 6'2 (2.67m x 1.88m)  
 Bathroom

### OUTSIDE

Garage: 20'8 x 10'4 (6.30m x 3.15m)  
 Off Road Parking For 2 Cars  
 Front & Rear Gardens

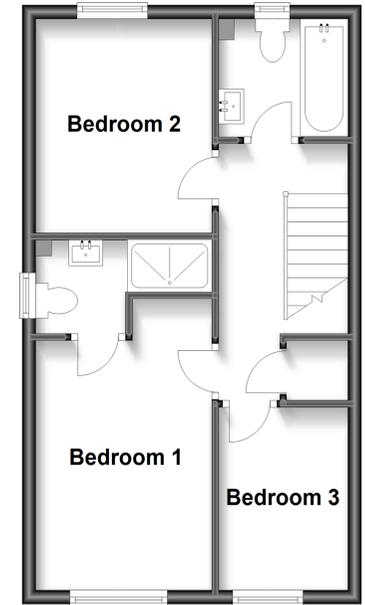
### Ground Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



### First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



**Call Haywards Heath - 01444 411132 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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