



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Holly Road, Haywards  
Heath, West Sussex,  
RH16**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- 1930's Semi-detached house with original features
- Potential to do a double storey extension subject to planning
- Refitted kitchen, refitted bathroom
- Detached garage with power, could be a home office
- Off road parking for multiple vehicles

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 11'1 x 10'2 (3.38m x 3.10m)  
 Kitchen: (L-shaped) 16'4 x 9'2 (4.98m x 2.80m) plus 8'9 x 6'11 (2.67m x 2.11m)  
 Dining Area: 11'11 x 10'6 (3.63m x 3.20m)

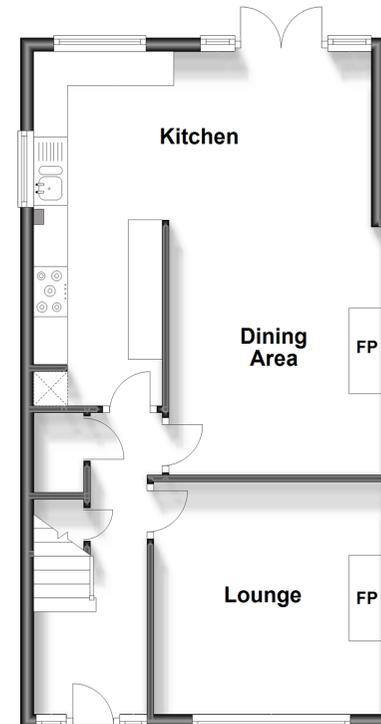
### FIRST FLOOR

Landing  
 Bedroom 1: 11'11 x 10'5 (3.63m x 3.18m)  
 Bedroom 2: 11'3 x 10'1 (3.43m x 3.08m)  
 Bedroom 3: 8'1 x 6'3 (2.47m x 1.91m)  
 Bathroom

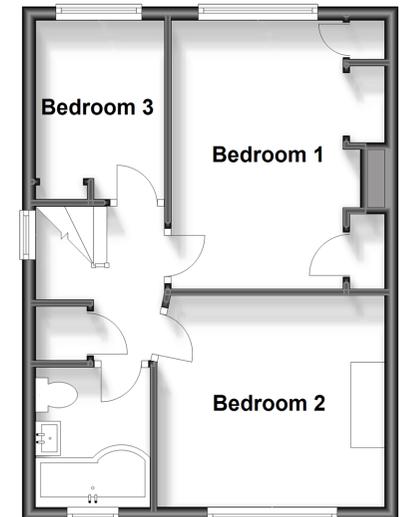
### OUTSIDE

Front Garden  
 Rear Garden  
 Workshop: 27'0 x 11'6 (8.24m x 3.51m)  
 Garage: 14'8 x 9'2 (4.47m x 2.80m)  
 Off Road Parking

**Ground Floor**  
 Approx. 49.6 sq. metres (533.8 sq. feet)



**First Floor**  
 Approx. 36.2 sq. metres (389.6 sq. feet)



Call Haywards Heath - 01444 411132 ■ [cubittandwest.co.uk](http://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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