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Your Sussex Property Expert



Green Park Mews, Green Road, Wivelsfield Green, Haywards Heath, RH17



£348,000



- New Homes
- Patio gardens
- Contemporary kitchens
- EPC - TBC

- 2 Bedrooms
- Parking
- Luxury bathrooms



The Property

Specification

KITCHENS

Manufactured by Lime Kitchens
 Cashmere coloured soft-close cabinets
 Laminate worktops and splashbacks
 Stainless steel sink & mixer tap
 Bosch fan oven
 Bosch induction hob
 Extractor hood
 Integrated fridge/freezer
 Integrated dishwasher
 Integrated washer/dryer

FLOORING

Vinyl wood effect floor to main living room kitchen
 Carpet to the stairs and bedrooms
 Tiled flooring to Bathrooms
 Bathroom & Ensuites
 Ceramic tiled floors and walls in natural stone design
 Zanet wall hung vanity unit basins
 Contemporary bath & shower design

GENERAL

Electric central heating with radiators
 A spacious first floor landing cupboard provides ample storage for usual household items
 Generous storage facilities
 Allocated car parking space
 EV charging facility
 New PVC double glazed doors and windows
 10 year warranty
 Varying sized outdoor spaces

Please note

Photos used are of the show home and main photo is a CGI

The Location

Location

Wivelsfield and the adjacent village of Wivelsfield Green are the core of the Civil Parish of Wivelsfield in the Lewes District of East Sussex. They lie in the low Weald and to the north of the South Downs National Park.

The villages are located 9 miles north of the city of Brighton & Hove. Haywards Heath is 2.5 miles away and Burgess Hill is 3.9 miles away, both with a good selection of mainstream shops, supermarkets and leisure facilities.

There are Secondary Schools in both towns and a choice of Private Schools.

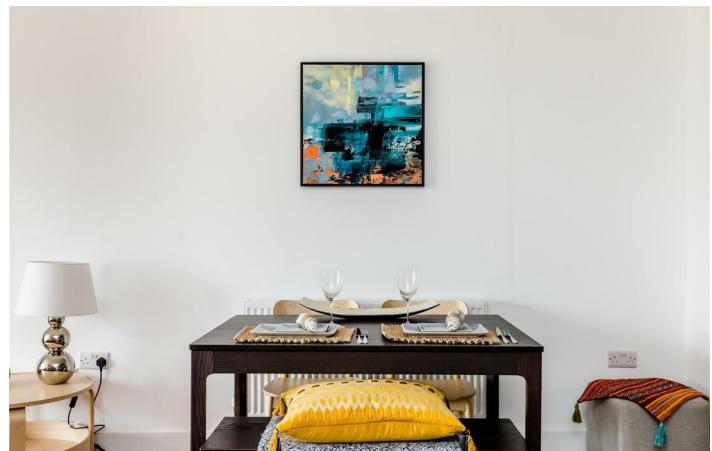
The Sandstone church of St Peter & St John the Baptist is located in Church Lane, and the Village Hall is located in Eastern Road. Films are regularly shown on Sundays in the Hall. Recreational grounds are used by local clubs, community organisations and sports teams.

Wivelsfield Village Day is held in July each year on the recreation ground. The Village has its own theatre, named The Wivelsfield Little Theatre, holding productions in the Village Hall and the Church.

The Parish includes several woods and small farms, the small brook which runs through the village is tributary of the River Ouse, which flows to Newhaven. There are 20 Listed buildings in the Parish, including the Grade I Listed building Great Ote Hall.

Agents Notes

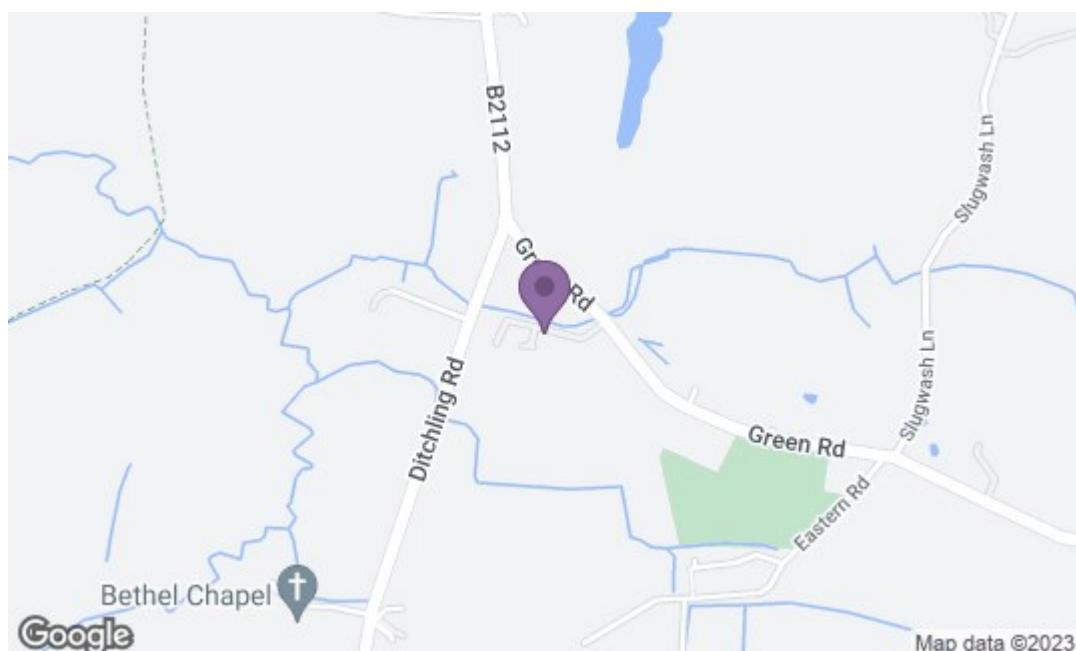
Tenure Freehold
Lease Term
Years Remaining
Ground Rent
Service Charge TBC
Council Tax Band



Floor Plan



Location Map



Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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