



9 Aspen Close  
Haywards Heath, West Sussex. RH16 3RD

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£375,000

This excellent detached house offers exceptionally well presented bright and spacious accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This delightful home incorporates 3 bedrooms, a newly fitted bathroom with white suite, a fine double aspect sitting/dining room 25 feet in length and a superb well fitted kitchen complete with oven and induction hob. There is a detached garage approached by a long driveway offering parking for 3 vehicles and the most attractive gardens are triangular in shape extending to a maximum of 72 feet in length arranged mainly as lawn with paved sun terrace fully enclosed with close boarded fencing. There is excellent scope for an extension to the side subject to obtaining the usual planning consents.

Situated in this quiet cul de sac in this much favoured location just a short walk to the well regarded Northlands Wood Primary School, Tesco Express, chemist and doctors surgery. Princess Royal Hospital is close by and Haywards Heath town centre is within easy reach offering a wide range of shops including The



Broadway with its array of restaurants, a modern leisure complex, Waitrose and Sainsbury's superstore and the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened by pass providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Attractive Porch** Composite panelled front door to:

**Hall** Fitted shoe storage cupboard. Radiator. Wood effect laminate flooring. Stairs to first floor.

**Sitting and Dining Room** 25' x 12'2" (7.62m x 3.71m) narrowing to 7'9" (2.36m) Double aspect. Double glazed window. 2 radiators. Wood effect laminate flooring. Double glazed casement doors to rear garden.

**Excellent Kitchen** 10'8" plus recess x 7'5" (3.25m x 2.26m) Well fitted with an attractive range of units with wood effect laminate work surfaces comprising inset composite bowl and a half sink with mixer tap, adjacent work surfaces with space and plumbing for washing machine under. Built in brushed steel **electric oven**, Bosch **induction hob** with brushed steel extractor hood over flanked by wall cupboards. Further range of wall cupboards, one housing Glow-Worm gas boiler. Good size understairs storage cupboard housing electric meter and trip switches. Tall larder/storage cupboard, adjacent recess for tall fridge/freezer. Double glazed window. Part tiled walls. Wood effect laminate flooring. Double glazed replacement composite door to outside.

## FIRST FLOOR

**Landing** Built in slatted shelved airing cupboard housing pre-insulated hot water cylinder.

**Bedroom 1** 13' x 9'4" (3.96m x 2.84m) Range of fitted wardrobes to one wall incorporating hanging rails, shelving and drawers. Double glazed window. Radiator.

**Bedroom 2** 11'10" x 8'8" (3.61m x 2.64m) plus door recess. Double glazed window. Radiator.

**Bedroom 3** 8'1" x 6'1" (2.46m x 1.85m) Double glazed window. Radiator.

**Refitted Bathroom** White suite comprising panelled bath, mixer tap, independent Aqualisa power shower over, glazed screen, basin with cupboard under, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.



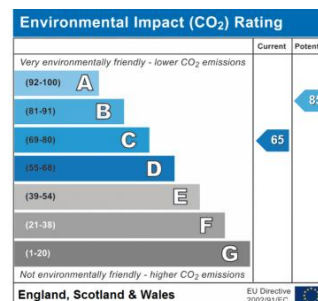
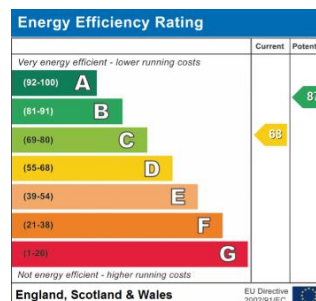
## OUTSIDE

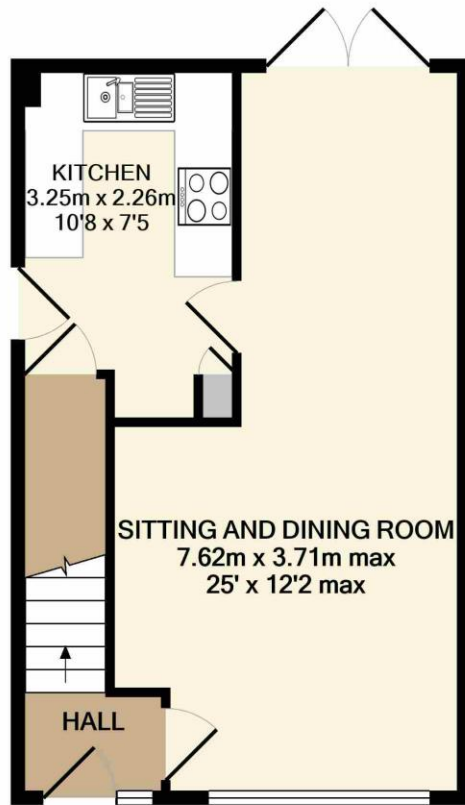
**Detached Garage** Up and over door. Light and power points.

**Long Private Driveway** Offering parking for 3 vehicles. Double timber gates.

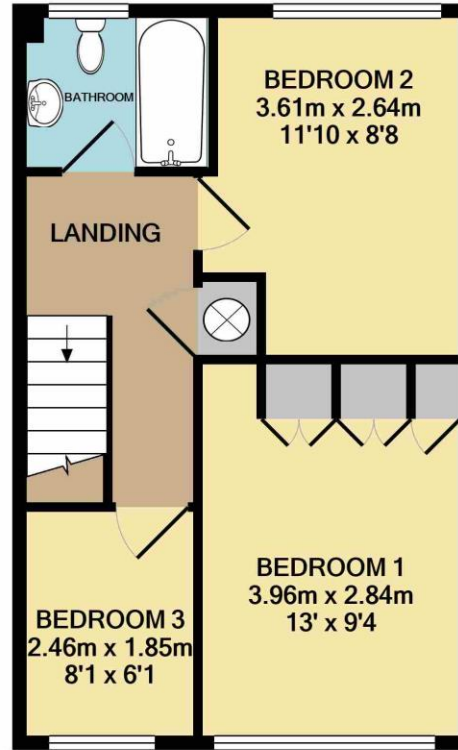
**Front Garden** Laid to lawn with colourful flower border.

**Lovely Rear Garden** Triangular in shape extending to a maximum of 52 feet (15.85m) in length plus a further 20 feet (6.10m) to the side. Arranged mainly as lawn with well stocked colourful flower borders planted with a variety of shrubs including fuchsia, hydrangea, laurel and willow tree. **Timber shed**. Outside tap. The garden is fully enclosed by close boarded timber fencing.





GROUND FLOOR  
APPROX. FLOOR  
AREA 35.5 SQ.M.  
(382 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 35.5 SQ.M.  
(382 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.0 SQ.M. (764 SQ.FT.)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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