



**13 Vale Road**  
Haywards Heath, RH16 4JE

■ ■ ■ Mark Reville & Co

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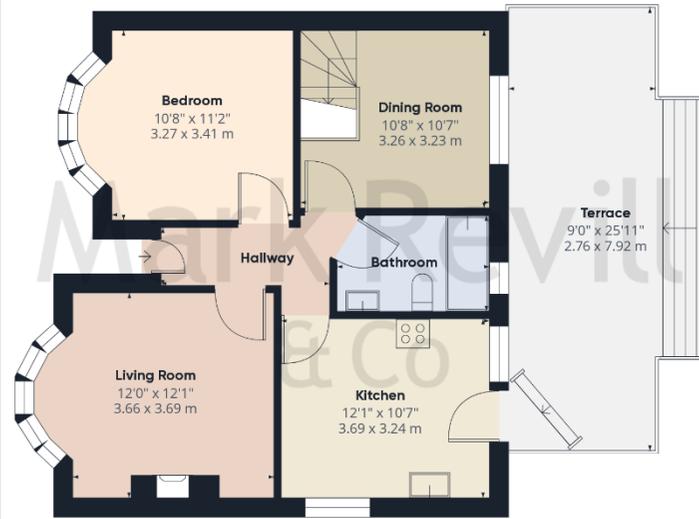
**Guide Price £450,000 Freehold**

This most attractive older style semi detached double fronted chalet bungalow of character offers bright and spacious accommodation arranged over 2 floors. This delightful home has the benefit of gas fired central heating and double glazed replacement windows throughout, features a fine sitting room with open fireplace, well fitted kitchen/breakfast room complete with Range cooker, dishwasher and fridge/freezer, separate dining room and 3 bedrooms (one on the ground floor) plus a dressing room/study area and a refitted bathroom. There is a detached garage and the most attractive rear garden extending to about 44 feet in length is arranged with lawn and raised paved sun terrace and includes a cellar.

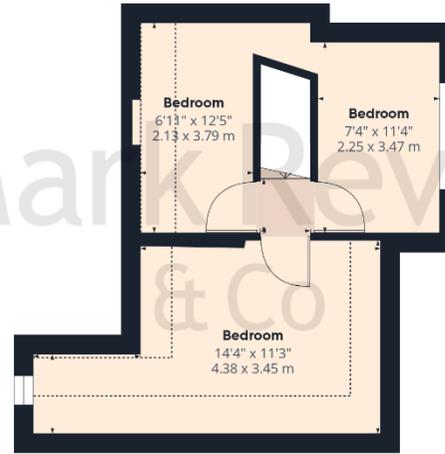
Situated in this favoured established location within walking distance of the town centre with its wide range of shops, Victoria Park with its tennis courts and The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups, the mainline railway station is within easy reach offering a fast and frequent service to London (Victoria/London Bridge 42-45 minutes), as it the Leisure Centre, Sainsbury's and Waitrose superstores. The A23 lies just over 5 miles to the West providing a direct route to the motorway network, Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.







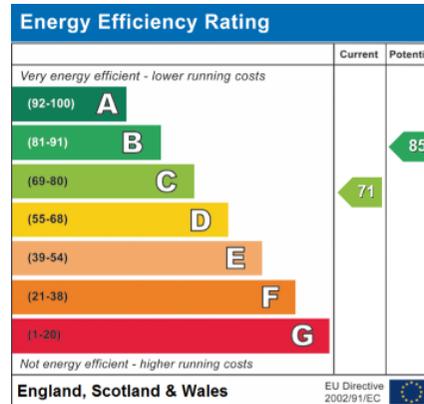
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1128.92 ft<sup>2</sup>  
104.88 m<sup>2</sup>

Balconies and terraces

272.65 ft<sup>2</sup>  
25.33 m<sup>2</sup>

Reduced headroom

105.76 ft<sup>2</sup>  
9.83 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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