



15 Pineham Copse

Haywards Heath, West Sussex. RH16 3HT



Mark Revill & Co

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Guide Price £375,000

This bright and well presented semi-detached house occupies a quiet 'tucked-away' location within walking distance of the town centre. The spacious and well planned accommodation has the benefit of gas central heating and some double glazing and incorporates 3 bedrooms (2 double), a newly fitted bathroom with cotemporary white suite, a good sized double aspect sitting with dining room, glazed conservatory and a well fitted kitchen complete with appliances. There is a garage adjacent to the attractive fully enclosed rear garden which is arranged with a raised paved sun terrace, lawn and sheltered timber decking area to the far end.

Situated in this much favoured convenient location within easy reach of the town centre with its wide range of shops, The Broadway with its array of restaurants and to several well regarded schools catering for all age groups. Haywards Heath mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just



over 12 miles to the north, the cosmopolitan city of Brighton and the coast is 15.8 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Porch uPVC double glazed front door to:

Hall Telephone point. Radiator. Stairs to first floor.

Sitting and Dining Room 26'9" x 12'7" (8.15m x 3.84m) Large double glazed bay window to front. Good sized under stairs cupboard housing Glow-worm gas combination boiler. TV aerial point. 2 radiators. Glazed door to:

Glazed Conservatory 14'0" x 7'11" (4.27m x 2.41m) With door to rear garden.

Kitchen 9'3" x 7'4" (2.82m x 2.24m) Comprehensively fitted with an attractive range of units comprising inset composite bowl and a half sink, adjacent work surfaces, cupboards, drawers and 2 integrated **fridges** under. Plumbing for washing machine. Built in **electric oven**, fitted **4 ring halogen hob** with concealed extractor hood over. Excellent range of wall cupboards, with worktop lighting beneath. Part tiled walls. Tiled floor.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Built in shelved linen cupboard. Double glazed window.

Bedroom 1 10'5" x 9'1" (3.18m x 2.77m) Tall recess with hanging rail and open shelving over. Large double glazed window, further double glazed window. Radiator.

Bedroom 2 12'2" x 9'8" (3.71m x 2.95m) Tall recess ideal for wardrobe. Radiator. Double glazed window.

Bedroom 3 7'1" x 6'6" (2.16m x 1.98m) Recess over stair well with hanging rail and shelving. Double glazed window. Radiator.

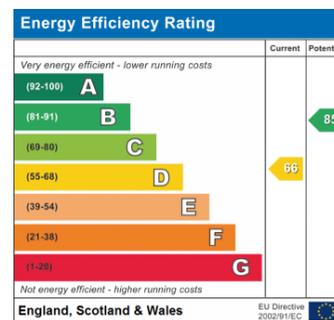
Newly Fitted Bathroom White suite comprising P shaped bath with mixer tap, independent shower with overhead fitment, glazed screen, inset basin, cupboard beneath, wc with concealed cistern. Extractor fan. Heated chromium ladder towel warmer/radiator. Part tiled walls. Tiled floor.

OUTSIDE

Garage Adjacent to the rear garden. With up and over door. Light and power. Rear door.

Front Garden Laid to lawn with central path, established shrubs, evergreen and rose.

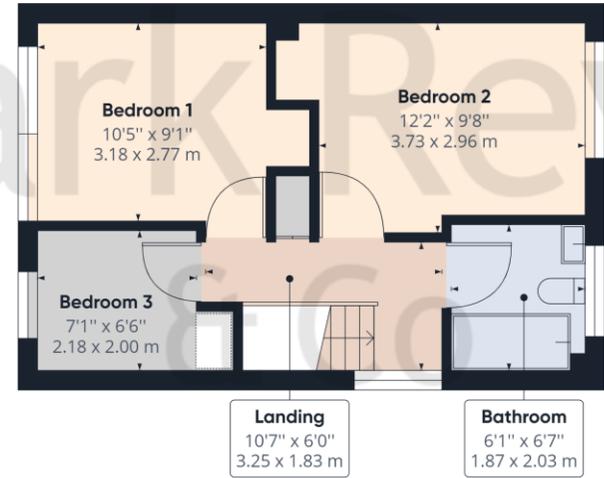
Attractive Rear Garden About 32 feet (9.75m) in length. Arranged with raised paved sun terrace, adjacent paved path and flower border to level lawn with raised timber decking to the far end. Water tap. The garden is fully enclosed by close boarded fencing incorporating a rear access gate.





Ground Floor Building 1

Approximate total area⁽¹⁾
891.47 ft²
82.82 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

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

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