



**16 Rumbolds Lane**  
Haywards Heath, West Sussex. RH16 4NY



**Mark Revill & Co**

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£365,000

This traditionally built semi detached house has been extended to create good size family accommodation. The property has the benefit of gas fired central heating, double glazed replacement windows throughout and solar panels supplying electricity in the summer months. The house comprises 3 double bedrooms, bathroom, separate wc, sitting room, extended living/dining room and a well fitted kitchen. In addition there is a large garage approached by a private drive offering undercover parking and the rear garden extends to about 53 feet in length enjoying a favoured south easterly aspect.

Situated in a cul-de-sac in this established position close to Ashenground Woods, Victoria Park with its tennis courts and within walking distance of the town centre with its wide range of shops including The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the



motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance 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 replacement front door and side screen to:

**Hall** Understairs cupboard housing gas and electric meters and solar panel control unit. Radiator. Stairs to first floor.

**Sitting Room** 12'8" x 10' (3.86m x 3.05m) Attractive contemporary limestone fireplace and hearth with fitted live flame coal effect gas fire. TV aerial point. Large double glazed picture window to front. Radiator. Wide opening to:

**Living/Dining Room** 18'4" x 8'8" (5.59m x 2.64m) narrowing to 8'4" (2.54m) Double aspect with double glazed sliding door to rear garden. Serving hatch to kitchen. Further double glazed window. 2 radiators.

**Kitchen** 9'10" x 9'3" (3.00m x 2.82m) Well fitted and comprising inset composite bowl and a half sink with mixer tap, adjacent work surface, cupboards, drawers and appliance space under. Recess for cooker with gas point, concealed extractor hood over. Range of wall cupboards and corner shelf unit with worktop lighting beneath. Further L shaped worktop, cupboards, drawers and shelving under. Additional worktop with storage space beneath, shelf over. Double glazed window. Fully tiled walls. Vinyl flooring.

## FIRST FLOOR

**L Shaped Landing** Hatch to loft space. Built-in airing cupboard housing pre-insulated hot water tank, slatted shelved cupboard over. Radiator.

**Bedroom 1** 15'7" into wardrobe recess x 10' (4.75m x 3.05m) narrowing to 7'8" (2.34m). Range of fitted furniture comprising 2 double wardrobes, central dressing table, mirror and high level cupboard over. Further built-in double wardrobe. Wall light point. Double glazed window. Radiator.

**Bedroom 2** 13'5" x 9' (4.09m x 2.74m) into wardrobe recess. Large fitted double wardrobe with hanging rail and shelving, sliding door. Double glazed window. Radiator.

**Bedroom 3** 11'7" x 9'5" (3.53m x 2.87m) Fitted double wardrobe with hanging rail and shelving. Double glazed window. Radiator.

**Spacious Shower Room** Fully tiled glazed shower, pedestal basin with single lever mixer tap. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

**Separate wc** Close coupled wc, pedestal basin with mixer tap. Wall mounted Worcester gas boiler. Double glazed window. Tiled shelf and splashback. Vinyl flooring.

## OUTSIDE

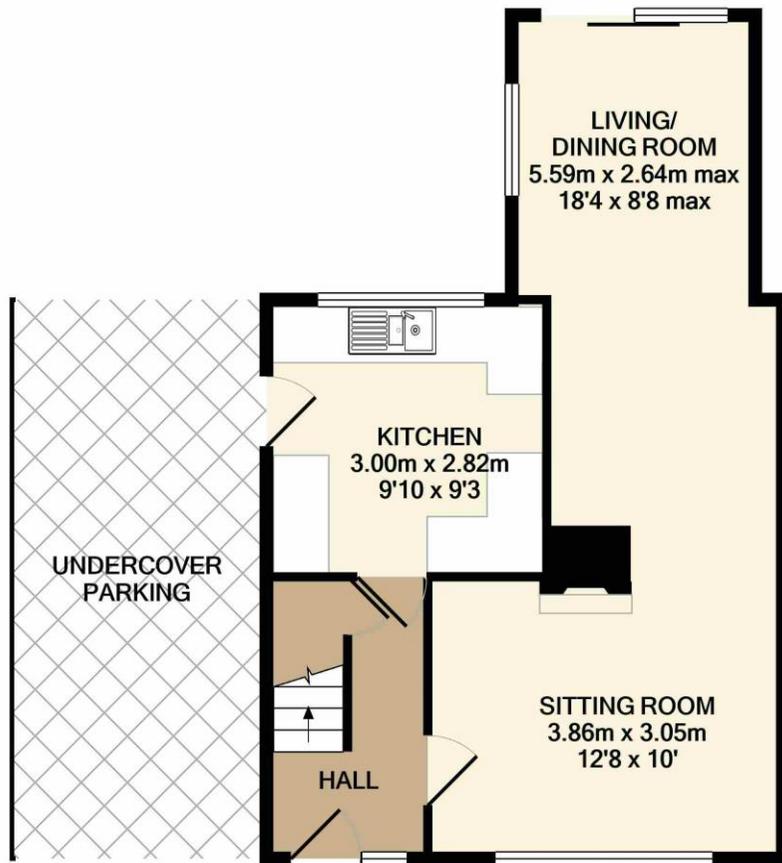
**Brick Built Garage** 21'10" x 9'2" (6.65m x 2.79m) Up and over door. 2 double glazed windows.

**Private Drive and Undercover Parking** Offering space for 2 vehicles with outside light. Approached by double wrought iron gates.

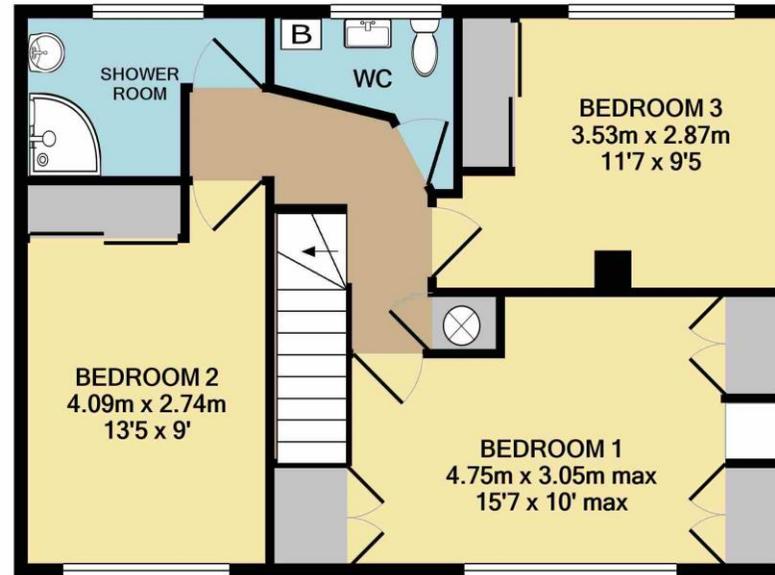
**Front Garden** Laid to lawn with flower and shrub borders enclosed by low brick walls.

**Attractive South East Facing Rear Garden** Irregular in shape extending to a maximum of 53 feet (16.15m) in length. Arranged with colour paved patio adjacent to the house with adjacent flower planters, good size area of lawn with established flower and shrub beds and kitchen garden. The garden is fully enclosed with timber and chain link fencing.





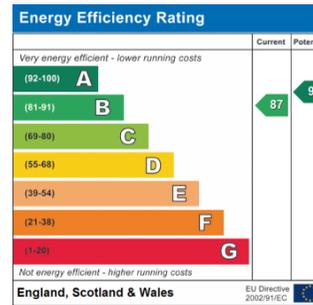
GROUND FLOOR  
APPROX. FLOOR  
AREA 41.2 SQ.M.  
(444 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 49.7 SQ.M.  
(535 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.9 SQ.M. (979 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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