



5 Fairbanks

Haywards Heath, West Sussex. RH16 3JN



Mark Revill & Co

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£325,000

This attractive end of terrace Regency style house has been extended to create spacious ground floor accommodation. The property has the benefit of gas fired central heating and some double glazing and features a good size sitting room with doors opening to a dining room and an extended kitchen/breakfast room. There is a garage located in a nearby block and the easily managed gardens arranged on three sides include a fully enclosed south facing paved terrace.

Situated in this quiet cul-de-sac overlooking a central green just a short walk to the town centre with its wide range of shops and array of restaurants. There are several well regarded schools in the locality catering for all age groups and Haywards Heath mainline railway station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town has a modern leisure complex, Waitrose and Sainsbury's superstores and lies about 5 miles west of the A23 providing a direct route to the motorway network. Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south whilst the South Downs National Park and Ashdown Forest are within a short drive offering a natural venue for countryside walks.



GROUND FLOOR

Entrance Hall Double glazed front door and side screen. Electric meter cupboard. Telephone point. Radiator. Wood block flooring. Stairs to first floor.

Cloakroom Low level wc, basin with cupboard beneath, tiled splashback. Radiator. Vinyl flooring.

Sitting Room 15'6" x 13'10" (4.72m x 4.22m) Good size understairs store cupboard housing gas meter. 2 FM/TV aerial points. Telephone point. Radiator. Part glazed folding doors to:

Dining Room 15'7" x 8'7" (4.75m x 2.62m) Radiator. Laminate flooring. Double glazed sliding door to rear garden.

Kitchen/Breakfast Room 15'6" x 8' (4.72m x 2.44m) Inset stainless steel bowl and a half sink with mixer tap, adjacent worktop, cupboards, space for washing machine and dishwasher under. Matching L shaped worktop, cupboards drawers under. Built-in Neff **electric double oven, 4 ring gas hob** and concealed extractor hood over, range of wall cupboards. Tall storage cupboard, recessed worktop, cupboard and drawer under, wall cupboards over. Recess for tall fridge/freezer. Wall mounted Worcester gas boiler (installed November 2015). Double glazed window. Part tiled walls. Tiled floor.

Note: Washing machine, dishwasher and tumble dryer available subject to negotiation.

FIRST FLOOR

Landing Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Built-in wardrobe/storage cupboard. Hatch with pull down ladder to loft space.

Bedroom 1 11'2" x 10' (3.40m x 3.05m) Range of built-in wardrobes to one wall incorporating hanging space and shelving. TV aerial point. Double glazed window. Radiator.

Bedroom 2 11'2" x 8'9" (3.40m x 2.67m) *plus door recess.* Fitted pine double wardrobe and tall boy with cupboards over. Recessed tall book shelf unit. TV aerial point. Radiator.

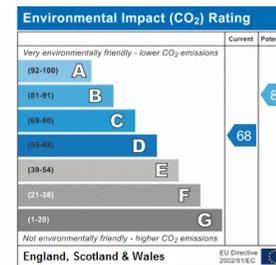
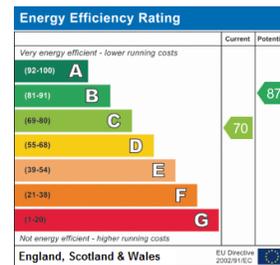
Bedroom 3 7'8" x 7'8" (2.34m x 2.34m) Built-in shelved cupboard over stairwell. Telephone point. Radiator. Secondary double glazed window. Laminate flooring.

Refitted Bathroom White suite comprising bath with single lever mixer tap, independent Bristan shower fitment over, basin with single lever mixer tap, close coupled wc. Heated chromium towel warmer/radiator. Shaver point. Double glazed window. Fully tiled walls. Vinyl flooring.

OUTSIDE

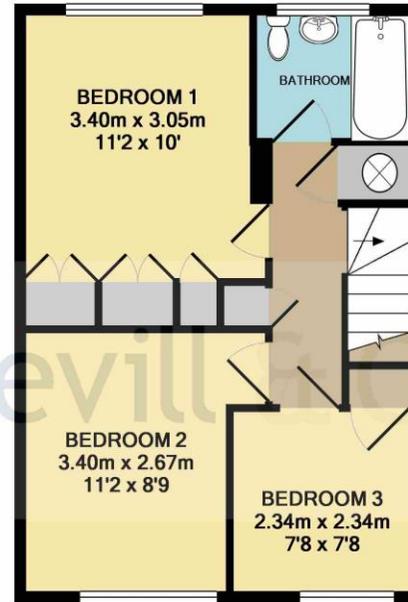
Garage in nearby block with adjacent parking.

Easily Managed Gardens To the front there is a neat lawn, central path with beds planted with azalea, peris, etc. Area to the side with well kept lawn, established shrubs including ceonathus, climbing rose and honeysuckle. **South Facing Paved Terrace** to the rear with corner shrub bed and established camellia, fully enclosed with timber fencing with gate.





GROUND FLOOR
APPROX. FLOOR
AREA 50.1 SQ.M.
(540 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.6 SQ.M.
(405 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.8 SQ.M. (945 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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