



29 Woodvale Lane
Haywards Heath, West Sussex. RH16 3UQ

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Guide Price £300,000

This excellent end of terrace house built to a very high standard by Linden Homes was constructed in 2012. The stylish contemporary interior offers bright and well designed accommodation having the benefit of gas fired central heating, double glazing, solar roof tiles and features 2 double bedrooms, a luxury bathroom, a good size west facing living room and a comprehensively fitted kitchen complete with appliances. The house enjoys a pleasant open outlook over an open green to the front, there is an allocated car parking space and the most attractive west facing rear garden is arranged with a paved terrace and level lawn with flower and shrub borders.

Situated in this convenient location just a few minutes walk of a local parade of shops and several well regarded schools. Haywards Heath mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) as is the town centre with its wide range of shops and array of restaurants. The picturesque village of Lindfield is also close at hand whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores



are also in the vicinity. The A23 lies about 5 miles west of the town 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 about 15 miles to the south.

GROUND FLOOR

Entrance Hall Radiator. Karndean flooring. Stairs to first floor.

Cloakroom Suite comprising close coupled wc and basin. Double glazed window. Radiator. Part tiled walls. Karndean flooring.

Living Room 17'6" x 13'1" (5.33m x 3.99m) With double glazed casement doors providing access to rear garden. Good size storage cupboard. TV aerial point. 2 radiators. Karndean flooring.

Excellent Kitchen 10'8" x 5'9" (3.25m x 1.75m) Comprehensively fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers and integrated **washer/dryer** under. Built-in Zanussi **electric oven** with **4 ring gas hob** and extractor hood over, flanked by wall cupboards. Plumbing for dishwasher. Cupboard housing Potterton gas combination boiler. Integrated tall Zanussi **fridge/freezer**. Further range of wall cupboards. Worktop lighting. Double glazed window. Ceiling downlighters. Part tiled walls. Karndean flooring.

FIRST FLOOR

Landing Hatch to loft space. Built-in linen cupboard.

Bedroom 1 13'1" x 11'9" (3.99m x 3.58m) Good size built-in wardrobe with floor to ceiling sliding doors. 2 double glazed windows. Radiator.

Bedroom 2 13'1" x 8'9" (3.99m x 2.67m) Range of built-in wardrobes to one wall with floor to ceiling sliding doors. 2 double glazed windows. Radiator.

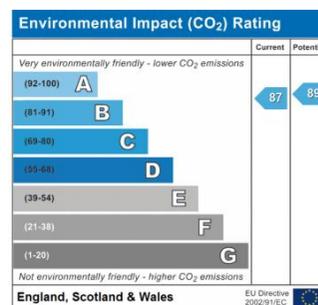
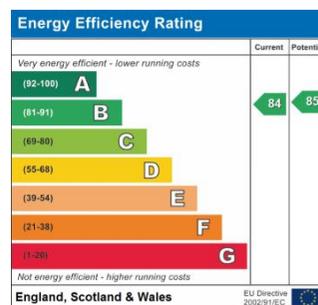
Bathroom Suite comprising bath with mixer tap and independent power shower over, glazed shower screen, basin with mixer tap, close coupled wc with concealed cistern. Heated ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Karndean flooring.

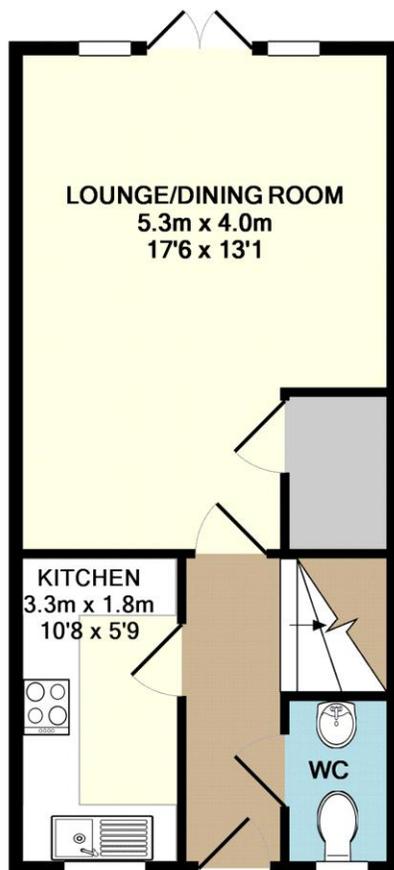
OUTSIDE

Allocated Car Parking Space

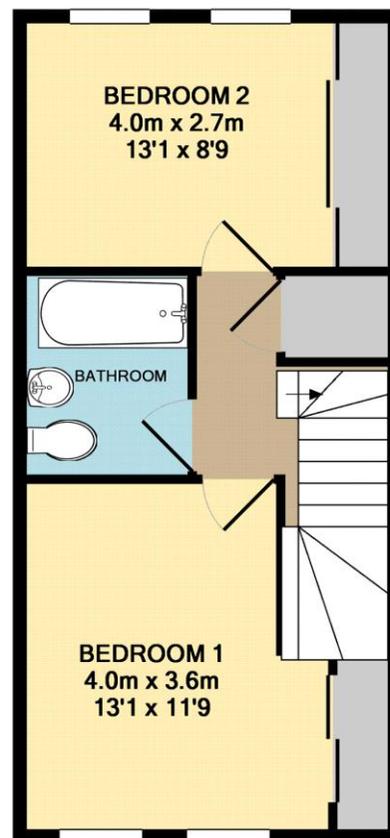
Front Garden Hard landscaped with inset flower beds. Enclosed by brick wall, railings and wrought iron entrance gate.

Most Attractive West Facing Rear Garden About 30 feet (9.14m) in length. Level, arranged with paved terrace opening to area of lawn with flower borders. **Timber shed**. Outside tap. The garden is fully enclosed by close boarded fencing. Side access with gate.





GROUND FLOOR



1ST FLOOR

NOT TO SCALE:FOR LAYOUT PURPOSES ONLY
 TOTAL APPROX. FLOOR AREA 71.6 SQ.M. (771 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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